

**YMCA CHELTENHAM**



# Cheltenham YMCA

A Company Limited by Guarantee

## Report and Accounts For The Year Ended 31 March 2023

Company Number: 03930834

Charity Number: 1079951

Homes England PRP Number: H4270

### **Hazlewoods**

STATUTORY AUDITOR

Windsor House

Bayshill Road

Cheltenham

Gloucestershire

GL50 3AT

**CHELTENHAM YMCA**  
**INDEX TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**CHELTENHAM YMCA  
LEGAL AND ADMINISTRATIVE INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2023**

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**CHELTENHAM YMCA  
LEGAL AND ADMINISTRATIVE INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2023**

**HONORARY VICE PRESIDENTS**

Mr Alex Chalk MP  
Mr Ross N Cole  
Mrs Barbara Driver  
Mrs Jacky Fletcher  
Cllr Wendy Flynn  
Mr Rob Garnham  
Mr Les Godwin JP  
The Rev Canon Dr Tudor Griffiths  
Rt Hon Lord Jones (died 07.11.2022)  
The Rt Revd Robert Springett,  
Bishop of Tewkesbury  
Mr Donald Staight  
Mr Mike Summerbee  
The Rt Revd Rachel Treweek,  
Bishop of Gloucester  
The Rev Canon Dr Tim Welch  
Cllr Simon Wheeler

**OFFICERS (\*also Directors)**

**President**

Dame Janet Trotter DBE

**Chairman**

Mr M Horne\*

**Vice Chairman**

Mr M Ede\*

**Treasurer**

Mr M Ede\* - Interim Treasurer

**Chief Executive & Company Secretary**

Mr J R Main

**OTHER MEMBERS OF THE BOARD OF DIRECTORS**

Mrs K Chiswell\*  
Mrs S Hedley\*  
Mr S Jordan\*  
Rev R Paterson\*  
Mr A Ponting\*  
Mr B Reed\*  
Mrs F Tolond\*  
Mr P Worsley\*

**MANAGEMENT SUB-COMMITTEES**

Finance Committee

**SENIOR STAFF TEAM**

Mr R Charsley - Head of Health & Wellbeing  
Mrs L Coley - Head of Finance  
Mr J Ingles - Head of Housing, Policy &  
Performance  
Mr D Kinghorn - Head of Operations  
Mrs S Rivers - Head of Human Resources

**REGISTERED OFFICE**

6 Vittoria Walk  
Cheltenham  
Gloucestershire  
GL50 1TP

**PROFESSIONAL ADVISORS**

**Auditor**

Hazlewoods LLP, Windsor House, Bayshill  
Road, Cheltenham GL50 3AT

**Bankers**

HSBC Bank plc, The Cross, Gloucester GL1  
2AP

**Chartered Surveyor**

Maxcis Project Management, Lynn Garth,  
Gillinggate, Kendal, Cumbria LA9 4JB

**Payroll**

Hazlewoods LLP, Windsor House, Bayshill  
Road, Cheltenham GL50 3AT

**Solicitor**

Harrison Clark Rickerbys Ltd, Ellenborough  
House, Wellington Street, Cheltenham GL50  
1YD

Willans LLP, 28 Imperial Square, Cheltenham  
GL50 1RH

**VAT Consultant**

Hazlewoods LLP, Windsor House, Bayshill  
Road, Cheltenham GL50 3AT

**CHELTENHAM YMCA****LEGAL AND ADMINISTRATIVE INFORMATION - continued  
FOR THE YEAR ENDED 31 MARCH 2023****Organisations with whom the Association works:**

|   |   |
|---|---|
| The ASB app   | Gloucestershire VCS Alliance                          |
| The Boy's Brigade   | Gloucestershire Rugby Foundation                      |
| Active Gloucestershire  | Gloucestershire Welfare Reform                        |
| Adult Education in Gloucestershire                              | Gloucestershire Youth Offending Team                  |
| Caring for Communities and People (CCP)                         | Gloucestershire Youth Support Team                    |
| CGL – Change, Grow, Live  | Gloucestershire Rape and Sexual Abuse Centre (GRASAC) |
| Cheltenham Borough Homes  | Hesters Way Baptist Church                            |
| Cheltenham Chamber of Commerce                                  | Hesters Way Neighbourhood Project                     |
| Cheltenham First Stop   | Hesters Way Partnership                               |
| Cheltenham Housing Advice Centre (CHAC)                         | Home Group  |
| Cheltenham Housing Essentials Project                           | Mid Cotswold Evangelical Alliance                     |
| Cheltenham Open Door  | The Nelson Trust                                      |
| The Diocese of Gloucester                                       | P3  |
| Elim Housing  | Prospect Training Services                            |
| Furniture Recycling Project                                     | Public Hearts   |
| Gloucester City Council   | The Riverside Group                                   |
| Gloucester City Mission   | Springbank Community Resource Centre                  |
| Gloucestershire Action for Refugees and Asylum Seekers (GARAS)  | Sportily  |
| Gloucestershire Constabulary, Police Community Support Officers | St George's (Severn Valley School)                    |
| Gloucestershire Cricket Foundation                              | Stopdomesticabuse.uk                                  |
| Gloucestershire Domestic Abuse Support Service (GDASS)          | SV Mentoring  |
| Gloucestershire Health and Care NHS Foundation Trust            | Trinity Church  |
| Gloucestershire NHS Mental Health Groups                        | U3A   |
| – Honeybourne unit and GRiP Team                                | University of Gloucestershire                         |
| Gloucestershire Leaving Care Service                            | Unseen UK   |
| Gloucestershire Nightstop                                       | West Cheltenham Team Ministry                         |
|   | YMCA England & Wales                                  |
|   | Young Gloucestershire                                 |
|   | Youth and Community Services                          |

**Organisations supporting the work of the Association:**

|   |   |
|---|---|
| Aldi  | Mayor's Fund, Cheltenham                        |
| Asda Foundation                             | Mid Cotswold Evangelical Alliance               |
| All Saints' Academy                         | Mid Counties Co-operative                       |
| Barnwood Trust                              | Monster Clothing                                |
| Blue Coat School                            | National Association of Child Contact Centres   |
| Buildit                                     | National Association of Retired Police Officers |
| Cambray Baptist Church                      | National Benevolent Society                     |
| The Catholic School of St Gregory The Great | Neighbourly Foundation                          |
| Chalford Hill School                        | The Parish of West Cheltenham                   |
| Cheltenham Borough Council                  | Parochial Church Council of St Luke & St John   |
| Cheltenham Foodbank                         | Peter Lang Children's Trust                     |
| Cheltenham Lottery                          | Pink & Blue Wash Kits                           |
| Cheltenham Network Church                   | Pret a Manger                                   |
| Clifton Diocese                             | Rapid Relief Team                               |
| Dean Close School                           | Rotary Club of Cheltenham                       |
| Eastington Primary School                   | Salem Baptist Church                            |
| Everyman Theatre, Cheltenham                | Sewa Day  |
| FareShare                                   | Southfield Women's Institute                    |
| Feeding Britain                             | Spirax Sarco                                    |
| The Fluck Convalescent Fund                 | St Margaret's Hall                              |
| Food Share                                  | St Mark's Methodist Church                      |
| Foxmoor Primary School                      | St Peter and St Paul                            |
| GB Liners                                   | St Peter's Church Leckhampton                   |
| Gloucester City Council                     | St Philp & St James Church                      |
| Gloucester City Mission                     | St Richard's School                             |
| Gloucester Feed the Hungry                  | Sylvanus Lysons                                 |
| Gloucestershire Community Foundation        | Talisman Trust                                  |
| Gloucestershire County Council              | Tesco   |
| God First Church                            | Tuffley Foodbank                                |
| The Henry Smith Charity                     | Up Hatherley Parish Council                     |
| Hesters Way Baptist Church                  | Vicar's Relief Fund                             |
| Homes England                               | Waitrose  |
| The Hygiene Bank                            | Wavelength                                      |
| IT Schools Africa                           | Wycliffe College                                |
| John Lewis                                  | Youth for Christ                                |
| Juliet's Purse                              |   |
| Lidl UK                                     |   |

The Board of Directors wishes to formally record its thanks to the aforementioned organisations and to individual donors for their support throughout the year.

# **CHELTHENHAM YMCA**

## **REPORT OF THE BOARD OF DIRECTORS**

### **FOR THE YEAR ENDED 31 MARCH 2023**

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#### **Status**

On 22 February 2000, Cheltenham YMCA was incorporated as a private company limited by guarantee (company number 03930834 and new charity number 1079951). The winding up of the old Association, charity number 250195, was not undertaken until 1 April 2000 when all assets and liabilities of the unincorporated body were transferred to the new company.

The Governing Document of the Association is the Memorandum and Articles of Association of Cheltenham YMCA, produced on incorporation on 22 February 2000.

#### **Accounts**

The Board of Directors, who are the Trustees for the purposes of Charity Law, present their report and audited accounts of the Association for the year ended 31 March 2023.

| <b>Results</b>               | <b>£</b> |
|------------------------------|----------|
| Deficit for year             | 135,119  |
| Transfer to general reserves | 135,119  |

#### **Principal Activity**

Cheltenham YMCA is an organisation based on Christian values, providing residential accommodation and community focused activities which promotes through its programme and service the physical, emotional and spiritual wellbeing of individuals of all religions, races and communities.

As an independent company, limited by guarantee, a registered charity and Homes England registered provider, it provides a range of accommodation as well as an activity programme for 180 members encouraging all people regardless of ability to develop both physical and creative skills.

The Mission Statement prepared by the "LAUNDE" internal review in 1999 was reviewed in November 2002. "Cheltenham YMCA is a Christian Organisation. Central to our aims are Christian values and service. Our main objective is meeting the needs of young people and creating personal development opportunities for all".

#### **Public Benefit, Aims and Purposes (extracted from the Memorandum of Association)**

The objects of the Association arise from its acceptance of the Basis of Union of the Young Men's Christian Associations of England, Ireland and Wales adopted by the British Young Men's Christian Association Assembly held in Birmingham in the year 1973, that is to say:

"The Young Men's Christian Associations seek to unite those who, regarding Jesus Christ as their God and Saviour according to the Holy Scriptures, desire to be His disciples in their faith and in their life, and to associate their efforts for the extension of His Kingdom.

Any difference of opinion on other subjects, however important in themselves, shall not interfere with the harmonious relations of the Associations of the Young Men's Christian Association Movement in England, Ireland and Wales".

Accordingly, the objects of the Association are:

- A. To unite those who, regarding Jesus Christ as their God and Saviour according to the Holy Scriptures, desire to be His disciples in their faith and in their life, and to associate their efforts for the extension of His Kingdom.
- B. To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- C. To provide or assist in the provision, in the interests of social welfare, of facilities for recreation and other leisure time occupation for men and women with the object of improving their conditions of life.
- D. To provide or assist in the provision of education for persons of all ages with the object of developing their physical, mental or spiritual capacities.

**CHELTENHAM YMCA**  
**REPORT OF THE BOARD OF DIRECTORS – continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**Public Benefit, Aims and Purposes - continued**

- E. To provide or assist in the provision of education for persons of all ages with the object of developing their physical, mental or spiritual capacities.
- F. To relieve or assist in the relief of persons of all ages who are in conditions of need, hardship or distress by reason of their social, physical or economic circumstances.
- G. To provide residential accommodation for persons of all ages who are in need, hardship or distress by reason of their social, physical or economic circumstances.

The Directors confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's published general and relevant sub sector guidance concerning the operation of the Public Benefit requirement under the Act.

The objects, aims and purposes of the Association are carried out for the public benefit and are clearly identifiable and appropriate. This provision and availability is demonstrated by the wide range of services and facilities offered by the Association at affordable prices.

**General Financial Responsibilities**

The Directors are responsible for preparing the Directors' Report and the accounts in accordance with applicable law and regulations.

Legislation requires the Directors to prepare accounts for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards) and applicable law.

Under legislation the Directors must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the Association and of its net outgoing resources for that period. In preparing these accounts the Board of Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and the Housing SORP 2014: Statement of Recommended Practice (SORP) for Registered Housing Providers have been followed, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Association will continue to operate.

The Directors are responsible for keeping proper accounting records that are sufficient to show and explain the Association's transactions and disclose with reasonable accuracy at any time the financial position of the Association and enable them to ensure that the accounts comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2012. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Insofar as each of the Directors of the Association at the date of approval of this report is aware there is no relevant audit information (information needed by the company's auditor in connection with preparing the audit report) of which the company's auditor is unaware. Each Director has taken all of the steps that he/she should have taken as a Director in order to make himself/herself aware of any relevant audit information and to establish that the Association's auditor is aware of that information.

**Organisational Structure and Governance**

The Officers have delegated day to day management of the Association to the Chief Executive –Mr Joseph R Main. The Board of Directors may pass major operational decisions to the Executive Committee which will meet as appropriate and will consist of the following members: Board Chairman, Board Vice Chairman, Chief Executive and the Treasurer.

**CHELtenham YMCA**  
**REPORT OF THE BOARD OF DIRECTORS – continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**Recruitment and Appointment of Directors**

The Directors who served during the year are as set out on page 1. The Board of Directors is constantly examining the possibility of recruiting and appointing additional Directors.

**Internal Financial Control**

It is the Board of Directors' responsibility to establish systems of internal financial control. Such systems can provide only reasonable and not absolute assurance of:

- the safeguarding of assets against unauthorised use or disposition; and
- the maintenance of proper accounting records which are free from any material misstatement or error.

Key elements of the internal financial control system established by the Association are:

- formal policies and procedures are in place, including the documentation of key systems and clearly defined organisational responsibilities and delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets;
- experienced and suitably qualified staff take responsibility for important financial functions. Appraisal procedures have been established to maintain standards of performance;
- budgets are prepared which allow management to monitor the key financial activities and risks and the progress towards financial objectives set for the year; monthly management accounts are prepared providing relevant, reliable and up-to-date financial and other information; significant variances from budget are investigated and reported to the Finance Committee;
- investment projects are subject to formal authorisation procedures by the Finance Committee;
- all capital expenditure and disposals undergo approval procedures, and there are clearly defined authority levels and monthly reporting on capital expenditure;
- the useful economic life and residual value of all fixed assets are reviewed annually;
- the Finance Committee reviews reports from management and the external auditor to provide reasonable assurance that internal control procedures are in place and are being followed;
- formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

**Policy Statement on Risk Management**

The Finance Committee are pleased to report that clear strategies for all aspects of internal operational and financial controls including reserves accounting, investment policy and going concern assessment have been defined, implemented and are being regularly reviewed for effectiveness. The Finance Committee are satisfied that systems are in place to manage exposure to the major identifiable risks.

The following reviews were undertaken, by the Finance Committee during the reporting period attended by independent advisors:

- Mid Term Budget Review – October 2022
- Void, Arrears and Debt Risk Analysis – throughout the period
- Financial Performance against Budget – throughout the period
- Cash Flow – Throughout the period
- Property Development – Throughout the period



**CHELTENHAM YMCA**  
**REPORT OF THE BOARD OF DIRECTORS – continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**Investment Policy and Performance**

Under its Memorandum and Articles of Association, Cheltenham YMCA has the power to make any investment which the Board sees fit. Any funds are held in various Interest Accounts, this reduces the risk, by spreading the funds between accounts. It also provides a small amount of interest as well as having the necessary access to fund the building developments as described in the Annual Report from the Directors.

**Value for Money and Corporate Governance**

Cheltenham YMCA shall seek to secure value for money through the economic, efficient and effective use of its resources. It shall seek to comply with the requirements of the Homes England Governance and Financial Viability Standard. Cheltenham YMCA shall follow the Good Governance Code for the Voluntary and Community Sector.

**Key Value of Money Metrics**

In April 2018 the Regulator of Social Housing has introduced a requirement of small registered social housing landlords to include their Value for Money (VfM) metrics in their annual financial statements.

Below are the seven metrics for the association. Figures are in Pounds Sterling.

**Metric 1 – Reinvestment %**

This metric looks at the investment in properties as a percentage of the value of the total properties held (THP – Total Housing Properties). The reinvestment activities include development and/or acquisition of new properties and major maintenance works carried out in our existing properties (i.e. central heating upgrades, new kitchens and bathrooms installations etc).

|                                       | <b>2023/22</b> | <b>2022/21</b> |
|---------------------------------------|----------------|----------------|
| Development of New Properties (THP)   | 588,598        | 1,309,060      |
| Newly build properties acquired (THP) | -              | -              |
| Works to Existing (THP)               | 39,415         | 21,575         |
| Divided by:                           |                |                |
| Housing Properties at net book value  | 10,442,190     | 10,177,538     |
| <b>Outcome</b>                        | <b>6%</b>      | <b>13%</b>     |

**Commentary**

The Association is keen to develop new homes in our area of operation and in maintaining and investing in our existing stock.

**CHELTENHAM YMCA**  
**REPORT OF THE BOARD OF DIRECTORS – continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**Metric 2 – New Supply Delivered %**

The New Supply metric sets out the number of new social housing and non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units owned at 31 March 2022.

|  | <b>2023/22</b> | <b>2022/21</b> |
|--|----------------|----------------|
| <b>a. Social Housing Units</b>   |                |                |
| Total Social Housing Units Developed or Newly Built Units Acquired In-Year   | 19             | -              |
| Divided by Total Social Housing Units (inc. Shared Ownership)  | 217            | 198            |
| <b>Outcome</b>   | <b>9%</b>      | <b>0%</b>      |
| <b>b. Non-Social Housing Units</b>   |                |                |
| Total Non-Social Units Developed or Newly Built Units Acquired In-Year (Owned). (Total non-social rental housing units owned, non-social leasehold units owned, new outright sale units developed or acquired).                | -              | -              |
| Divided by Total and Non-Social Housing Units Owned (Period End). (Total social housing units owned, total non-social rental housing units owned, social leasehold units owned, non-social leasehold units owned (Period end)) | 1              | 1              |
| <b>Outcome</b>   | <b>0%</b>      | <b>0%</b>      |

**Metric 3 – Gearing %**

This metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance.

|                                      | <b>2023/22</b> | <b>2022/21</b> |
|--------------------------------------|----------------|----------------|
| <b>Total of:</b>                     |                |                |
| Short-Term Loans                     | 18,094         | 18,981         |
| Long-Term Loans                      | 2,361,472      | 2,049,220      |
| Less Cash and Cash Equivalents       | (277,823)      | (398,819)      |
| Amounts Owed to Group Undertakings   | -              | -              |
| Finance Lease Obligations            | -              | -              |
|                                      | 2,101,743      | 1,669,382      |
| <b>Divided by:</b>                   |                |                |
| Housing Properties at net book value | 10,442,190     | 10,177,538     |
| <b>Outcome</b>                       | <b>20%</b>     | <b>16%</b>     |

**CHELTENHAM YMCA****REPORT OF THE BOARD OF DIRECTORS – continued  
FOR THE YEAR ENDED 31 MARCH 2023****Metric 4 – Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %**

The EBITDA MRI interest cover measure is a key indicator for liquidity and investment capacity. It seeks to measure the level of surplus that a registered provider generates compared to interest payable.

|   | <b>2023/22</b> | <b>2022/21</b> |
|---|----------------|----------------|
| Operating Deficit / (Surplus) (Overall)                             | (135,119)      | 8,517          |
| Less Gain / (loss) on disposal of fixed assets (housing properties) | -              | -              |
| Less Amortised Government grant                                     | (275,358)      | (259,081)      |
| Plus Interest receivable  | 1,330          | 69             |
| Less Capitalised major repairs expenditure for period               | -              | -              |
| Plus Total depreciation charge for period                           | 392,694        | 370,240        |
|   | (16,453)       | 119,745        |
| <b>Divided by:</b>  |                |                |
| Interest Capitalised  | -              | -              |
| Plus Interest payable and financing costs                           | 91,928         | 50,573         |
| <b>Outcome</b>  | <b>(18)%</b>   | <b>237%</b>    |

**Metric 5 – Headline Social Housing Cost Per Unit**

|  | <b>2023/22</b> | <b>2022/21</b> |
|--|----------------|----------------|
| <b>Total of:</b>   |                |                |
| Management and Staffing Costs                                  | 1,033,553      | 1,060,710      |
| Establishment Running Costs                                    | 253,954        | 228,669        |
| Routine Maintenance Costs                                      | 3,825          | 79,716         |
| Capitalised Major Repairs Expenditure for Period               | 39,415         | 21,575         |
| Other Social Housing Letting Costs                             | 46,623         | 143,756        |
|  | 1,377,371      | 1,534,426      |
| <b>Divided by:</b>   |                |                |
| Total Social Housing Units Owned and Managed at the Period End | 217            | 198            |
| <b>Outcome</b>   | <b>6,347</b>   | <b>7,840</b>   |

**CHELTENHAM YMCA**  
**REPORT OF THE BOARD OF DIRECTORS – continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**Metric 6 – Operating Margin %**

The Operating margin demonstrates the profitability of operating assets before exceptional expenses are considered.

|                            | 2023/22 | 2022/21 |
|----------------------------|---------|---------|
| a. Social Housing Lettings | 22.66%  | 16.04%  |
| b. Overall                 | -10.13% | -0.44%  |

**Metric 7 – Return on Capital Employed (ROCE) %**

This metric compares the operating surplus to total assets less current liabilities and is a common measure in the commercial sector to assess the efficient investment of capital resources. The ROCE metric would support registered providers with a wide range of capital investment programmes.

|   | 2023/22        | 2022/21      |
|---|----------------|--------------|
| Operating Surplus / (Deficit) inc. Gain / (Loss) on Disposal of Fixed Assets (Housing Properties) | (135,119)      | 8,517        |
| Divided by:   |                |              |
| Total Assets less Current Liabilities   | 11,520,718     | 11,389,396   |
| <b>Outcome</b>  | <b>(1.17)%</b> | <b>0.07%</b> |

**Commentary**

We accept our responsibility and the importance of ensuring Value for Money in the delivery of our services.

As the entire work of the charity is made up of a combination of activities relating to Social Housing as well as other areas of social action, the sections above may not universally apply across our entire portfolio of work.

Therefore, where the metrics above are applicable only to our Registered Provider of Social Housing status, this is clearly indicated, and such data should not be assumed to apply to other areas of our work.

The Trustees do, however, consider the metrics to be within their expectations and show a highly positive outlook for our Social Housing activities and for the charity as a whole.



**CHELTENHAM YMCA**  
**REPORT OF THE BOARD OF DIRECTORS – continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**Policy Statement on Reserves and Going Concern Review**

Cheltenham YMCA has unrestricted reserves available to finance its activities.

Unrestricted reserves are expendable at the discretion of the Board of Directors in furtherance of the charity’s objects. General reserves represent the amount of unrestricted reserves.

The Board recognises the need to establish a level of general reserves that enables financial stability, is adequate to meet the requirements of working capital and acts as a cushion against fluctuations in income levels and in the financial performance of the charity’s activities. Such reserves are built up from annual surpluses, when appropriate.

The Board’s policy has been reviewed and the Board has decided that the reserves should be equivalent to 6 months of the next year’s anticipated expenditure.

At anticipated levels of activity this is equivalent to a level of general reserves of approximately £675,000.

As at 31 March 2023 general reserves were £1,069,481 (2022 - £1,204,600).

The Board of Directors reviews its reserves policy on an annual basis. The Directors are satisfied that it is appropriate for the accounts to be prepared on a going concern basis.

**Auditor**

Hazlewoods LLP were appointed auditor for the year ended 31st March 2023 and a resolution to reappoint Hazlewoods LLP as auditor, in accordance with section 485 of the Companies Act 2006, will be proposed at the next Annual General Meeting.

**Approved and Signed by Order of the Board**

M WE Horne                      **Director, M Horne**

M Ede                              **Director, M Ede**

3/8/2023                          **Dated**

## CHELTENHAM YMCA

### BOARD OF DIRECTORS' ANNUAL REVIEW

### FOR THE YEAR ENDED 31 MARCH 2023

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In March 2021 the Board of Trustees established a 3-year Strategy designed to ensure the Charity remained entirely focused on serving those most vulnerable and at risk in our communities, while developing our services and extending our reach to deliver a much wider community and Christian Ministry benefit.

Year 1 of our Strategy focused on consolidating the work of the Charity, bringing improvement and restructuring existing works to build strong foundations from which to start developing the work of the organisation going forward.

In this, the second year of our strategy, our work has been focused on intentionally developing our organisation and services in "Preparing for Growth".

To help achieve this strategic objective, the Charity established and employed the Business Objectives Cycle (shown below), which is expressed as follows:

#### **ENCOUNTER**

*Reaching out effectively to our communities, supporters, beneficiaries, residents, staff and stakeholders;*

#### **ENGAGE**

*Collaborating and engaging meaningfully with those to whom we have a duty of care, and with our partners and contributors.*

#### **DEVELOP**

*Ensuring high degrees of competence and proficiency in our planning and project design to safeguard those we serve and to provide assurance to those who support our work.*

#### **DELIVER**

*Delivering appropriate and responsive services, protecting those most vulnerable and ensuring that all delivery is properly resourced and managed, and that outcomes are properly understood.*

#### **INSPIRE**

*Reporting and publishing the outcome of our work to stakeholders and the wider public in ways that inspire and encourage people and which prompt them to seek an ENCOUNTER with YMCA Cheltenham in the future.*



In 'Preparing for Growth' Trustees understood the importance of investment into the future shape and potential of the organisation and sought to implement a 'blended' development approach, combining operational and structural change to achieve organisational objectives, while carefully balancing financial and reputational returns from the work we undertook throughout the year.

Despite this year being extraordinarily challenging, the Trustees are confident that the work delivered and decisions taken throughout the year have successfully met our primary strategic objective, allowing the organisation to now focus on our 3<sup>rd</sup> year objective of 'Growth into Resilience'.

We must acknowledge that the Charity presents a deficit this financial year of £135,119 (circa 4.2% of our total turnover).

A number of factors have contributed to this, not least of which has been the ever-increasing challenge of external inflationary pressures as a consequence of the wider economic turmoil in the UK.

**CHELTHENHAM YMCA****BOARD OF DIRECTORS' ANNUAL REVIEW - continued  
FOR THE YEAR ENDED 31 MARCH 2023**

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Unfortunately, a large part of our financial challenge this year also stemmed from the outcomes relating to the cyber-attack suffered by Gloucester City Council in late 2021. This affected the whole Housing Benefit claims system for Gloucester residents which has, in turn, impacted the financial performance of the charity.

This year, the charity also made the decision to use a portion of its reserves to invest heavily into its property condition and compliance, ensuring that we provide the very best accommodation we can to those who have faced some of the worst circumstances imaginable. We believe it is an expression of our faith foundation to ensure everyone in our accommodation are afforded safety, security, and dignity in their circumstances. We will continue to ensure we provide the best we can in the quality and standard of our accommodation into the future.

As intended, the Charity undertook a major restructure of its staff team and redeployment of its entire property estate in Gloucester to launch and deliver The PATHWAY HOME (Gloucester). This person-centred response to the blight of repeat homelessness is a bold and innovative approach to supporting individuals in finding a settled future and independence. Designed to flex with the need and progress of each individual resident who undertakes this journey, early indications show strong positive responses from residents with whom we walk together. We anticipate improved outcomes for all residents who embark upon The PATHWAY HOME and look forward to sharing outcome information over the next two years of this trial initiative.

As part of ever-strengthening relationships with Gloucester City Council, YMCA Cheltenham has been asked to take on the management of two additional temporary emergency accommodation units in the city. Caridas House, providing 30 beds for single people and families; and Jubilee House, providing family accommodation for up to 18 people. Both services now benefit from the professionalism and care of our staff teams, supporting the very vulnerable individuals who are staying in these properties.

We have also invested significantly in new accommodation in Gloucester City, including new properties that help us shape how we might respond meaningfully to address routes to homelessness – i.e. the circumstances that people face which can often lead to individuals suffering the loss of their homes, families or support networks. To this end, we have started to explore a joint working initiative with The Nelson Trust to provide accommodation and support to vulnerable single women aged 18-35 who are prison leavers, offering them sanctuary and a safe space to start rebuilding their lives.

We have developed a property in Gloucester, known as 'Number 3', to provide four high quality and discrete one-bed studios to help young women leaving HMP Eastwood Park who do not have a safe or secure network of their own to rely upon. Without support, some of the issues that these young women will face include; sex trafficking, street homelessness, domestic violence, substance abuse, forced prostitution, suicide and self-harm.

With no-one else to turn to, YMCA Cheltenham together with The Nelson Trust, hope to provide these young women with an opportunity to recover their self-esteem, restore their human value and create new life opportunities that would not otherwise have been available to them.

In this year, we also completed the work started in the previous year of merging with Family Space. Never an easy exercise, Trustees are satisfied that all plans and preparation were undertaken to support as smooth a transition as possible. We are pleased to say that, for all staff members of Family Space, they have experienced material improvement to their levels of pay to bring them in line with the Pay Band structure of YMCA Cheltenham, as well as the broad and supportive benefits experienced enjoyed by the entire staff team.

Once we have moved beyond the settling-in stage, we will work together with the Family Space team to strengthen and develop further the excellent work so far undertaken over many years.

In reviewing the Financial Statements, we are gratified to see the work undertaken in the previous year to bring resilience to our work beginning to show through, with some excellent positive indicators.



**CHELTENHAM YMCA**  
**BOARD OF DIRECTORS' ANNUAL REVIEW - continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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Trustees are pleased to highlight that even in the face of a challenging and economically tumultuous year, we have managed to provide housing services more efficiently than ever before, reducing the running cost per unit by almost 20%, while still achieving a net positive cashflow. While our reserves have reduced by around £200k as a consequence of external challenges and the intentional developments this year, reserves remain at acceptable levels while tangible fixed assets have increased by over £600k.

Trustees acknowledge again this year the work of our Chief Executive, our Senior Leadership Team and our entire staff team as they steered and delivered the work of the organisation through another year in which challenges were great, but aspirations were met.

Trustees are also grateful to all those who have supported and partnered in our work. The list of our supporters has grown, and we are grateful to all who have given of their time and their money to help bring about the work we set out to achieve.

While we may be at the front-line of service and support to those who are in desperate need, we would not be able to deliver without the support of so many others.

It is only together that we can do so much - thank you to all who have helped us make a positive impact on the lives of the young people, adults, families and communities we continue to faithfully serve.

**Signed on behalf of the Board of Directors**

M WE Horne                      **Director, M Horne**

M Ede                              **Director, M Ede**

3/8/2023                              **Dated**



**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF CHELTENHAM YMCA  
FOR THE YEAR ENDED 31 MARCH 2023**

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**Opinion**

We have audited the financial statements of Cheltenham YMCA for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006, the provisions of Schedule 1 to The Housing and Regeneration Act 2008, and the Accounting Direction for Private Registered Providers of Social Housing 2022.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association 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**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The Directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Directors are responsible for the other information. 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF CHELTENHAM YMCA - continued  
FOR THE YEAR ENDED 31 MARCH 2023**

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**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 Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' report.

We have nothing to report in respect of the following matters in relation to which 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 Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a strategic report.

**Responsibilities of Directors**

As explained more fully in the Directors' Responsibilities statement set out on page 5 the Directors (who are also the Directors of the 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 Directors 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 Directors are responsible for assessing the 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 Directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

**Auditor's 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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- We obtained an understanding of the legal and regulatory frameworks applicable to the company financial statements or that had a fundamental effect on the operations of the company. We determined that the most significant laws and regulations included UK GAAP, UK Companies Act 2006 and taxation laws:

**INDEPENDENT AUDITOR'S REPORT****TO THE MEMBERS OF CHELTENHAM YMCA - continued  
FOR THE YEAR ENDED 31 MARCH 2023**

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- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur. Audit procedures performed by the engagement team included challenging assumptions and judgements made by management in its significant accounting estimates and identifying and testing journal entries, in particular any journal entries posted with unusual characteristics.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the Association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Association'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 Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Martin Howard*

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**Martin Howard (Senior Statutory Auditor)**

for and on behalf of Hazlewoods LLP, Statutory Auditor  
Windsor House, Bayshill Road, Cheltenham GL50 3AT

4/8/2023

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Dated

**CHELTENHAM YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**(INCLUDING INCOME AND EXPENDITURE ACCOUNT)**  
**FOR THE YEAR ENDED 31 MARCH 2023**

|  | Notes       | 2023<br>£        | 2022<br>£       |
|--|-------------|------------------|-----------------|
| Turnover   | 2a          | 3,240,428        | 2,769,531       |
| Operating costs                                  | 2a          | (3,570,679)      | (2,781,708)     |
| <b>Operating (deficit)/surplus</b>               | <b>2a/6</b> | <b>(330,251)</b> | <b>(12,177)</b> |
| General donations received                       | 2a          | 15,548           | 10,987          |
| Donations received on Family Space merger        | 2a          | 111,021          | -               |
| Restricted donations received                    | 2a          | 74,847           | 23,967          |
| Investment income (gross)                        | 2a          | 1,330            | 69              |
| Pension fund contribution                        | 14/16       | (7,614)          | (14,329)        |
| <b>(Deficit)/Surplus for the year before tax</b> |             | <b>(135,119)</b> | <b>8,517</b>    |
| <b>Taxation</b>                                  |             | <b>-</b>         | <b>-</b>        |
| <b>Surplus for the year</b>                      |             | <b>(135,119)</b> | <b>8,517</b>    |

There was £nil other comprehensive income for the year (2022 - £nil).

3/8/2023

Approved and authorised for issue by the Board of Directors on .....

*M W E Horne*

**Director, M Horne**

*M Ede*

**Director, M Ede**

For and on behalf of the Board

The notes on pages 22 to 34 form part of these accounts.

**CHELtenham YMCA**  
**STATEMENT OF CHANGES IN RESERVES**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**STATEMENT OF CHANGES IN RESERVES**

|   | <b>General<br/>Reserves</b> | <b>Revaluation<br/>Reserve</b> | <b>Total<br/>Reserves</b> |
|---|-----------------------------|--------------------------------|---------------------------|
| Balance as at 1 April 2021                        | 1,196,083                   | 790,807                        | 1,986,890                 |
| Surplus from Statement of Comprehensive<br>Income | 8,517                       | -                              | 8,517                     |
| Balance at 31 March 2022                          | <u>1,204,600</u>            | <u>790,807</u>                 | <u>1,995,407</u>          |

**STATEMENT OF CHANGES IN RESERVES**

|   | <b>General<br/>Reserves</b> | <b>Revaluation<br/>Reserve</b> | <b>Total<br/>Reserves</b> |
|---|-----------------------------|--------------------------------|---------------------------|
| Balance as at 1 April 2022                        | 1,204,600                   | 790,807                        | 1,995,407                 |
| Deficit from Statement of Comprehensive<br>Income | (135,119)                   | -                              | (135,119)                 |
| Balance at 31 March 2023                          | <u><b>1,069,481</b></u>     | <u><b>790,807</b></u>          | <u><b>1,860,288</b></u>   |

**CHELtenham YMCA****STATEMENT OF FINANCIAL POSITION****As at 31 MARCH 2023 COMPANY NUMBER 03930834**

|  |              | 2023<br>£          | 2022<br>£   |
|--|--------------|--------------------|-------------|
|  | <b>Notes</b> |                    |             |
| <b>FIXED ASSETS</b>                          |              |                    |             |
| <b>Tangible Fixed Assets</b>                 |              |                    |             |
| Housing Association assets                   | <b>7</b>     | <b>10,442,190</b>  | 10,177,538  |
| Non Housing Investment Property              | <b>8</b>     | <b>1,025,000</b>   | 1,025,000   |
| Property, Plant & Equipment                  | <b>9</b>     | <b>262,009</b>     | 275,610     |
| <b>TOTAL FIXED ASSETS</b>                    |              | <b>11,729,199</b>  | 11,478,148  |
| <b>CURRENT ASSETS</b>                        |              |                    |             |
| Stock  | <b>10</b>    | <b>2,736</b>       | 2,143       |
| Debtors due in less than one year            | <b>11</b>    | <b>370,357</b>     | 274,147     |
| Cash and cash equivalents                    | <b>12</b>    | <b>277,823</b>     | 398,819     |
|  |              | <b>650,916</b>     | 675,109     |
| <b>CREDITORS</b>                             |              |                    |             |
| Amounts falling due within one year          | <b>13</b>    | <b>(859,397)</b>   | (763,859)   |
| <b>NET CURRENT LIABILITIES</b>               |              | <b>(208,481)</b>   | (88,750)    |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |              | <b>11,520,718</b>  | 11,389,398  |
| <b>CREDITORS</b>                             |              |                    |             |
| Amounts falling due after more than one year | <b>14</b>    | <b>(9,660,430)</b> | (9,393,991) |
| <b>NET ASSETS</b>                            |              | <b>1,860,288</b>   | 1,995,407   |
| <b>ACCUMULATED RESERVES</b>                  |              |                    |             |
| General Reserves                             |              | <b>1,069,481</b>   | 1,204,600   |
| Revaluation Reserve                          |              | <b>790,807</b>     | 790,807     |
| <b>TOTAL RESERVES</b>                        |              | <b>1,860,288</b>   | 1,995,407   |

Approved and authorised for issue by the Board of Directors on .....

M WE Horne**Director, M Horne**M Ede**Director, M Ede**

For and on behalf of the Board

The notes on pages 22 to 34 form part of these accounts.

**CHELTENHAM YMCA**  
**STATEMENT OF CASHFLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

|  | <b>2023</b> | 2022        |
|--|-------------|-------------|
|  | £           | £           |
| <b>Cashflows from operating activities</b>                 |             |             |
| Surplus/(Deficit) for the financial year                   | (135,119)   | 8,517       |
| Adjustments for:   |             |             |
| Depreciation of tangible assets                            | 392,694     | 370,240     |
| Amortisation of Grants received                            | (275,358)   | (259,085)   |
| Interest Received  | (1,330)     | (69)        |
| Interest Paid  | 91,927      | 50,573      |
| Decrease/(Increase) in trade and other debtors             | (96,210)    | (90,944)    |
| (Increase) in Stocks                                       | (593)       | (445)       |
| (Decrease)/Increase in trade and other creditors           | 74,486      | 179,328     |
| <b>Net Cashflow from operating activities</b>              | 50,498      | 258,115     |
| <b>Cashflows from investing activities &amp; donations</b> |             |             |
| Purchase of tangible assets                                | (643,745)   | (1,342,743) |
| Proceeds from sale of fixed assets                         | -           | -           |
| Loans received   | 330,000     | 1,800,000   |
| Loans repaid   | (18,634)    | (1,302,377) |
| Grants received  | 251,482     | 754,447     |
| Interest received  | 1,330       | 69          |
| Interest paid  | (91,927)    | (50,573)    |
| <b>Net Cash from investing activities</b>                  | (171,494)   | (141,177)   |
| Net Increase/(Decrease) in cash and cash equivalents       | (120,996)   | 116,938     |
| Cash and Cash Equivalents at the beginning of the year     | 398,819     | 281,881     |
| Cash and Cash Equivalents at the end of the year           | 277,823     | 398,819     |

|  | <b>At 1</b>       | <b>Cash flows</b> | <b>Other</b>    | <b>At 31</b>      |
|--|-------------------|-------------------|-----------------|-------------------|
|  | <b>April 2022</b> |                   | <b>non-cash</b> | <b>March 2023</b> |
|  | £                 | £                 | £               | £                 |
| <b>Analysis of changes in net debt</b> |                   |                   |                 |                   |
| <b>Cash and cash equivalents</b>       |                   |                   |                 |                   |
| Cash                                   | 398,819           | (120,996)         | -               | 277,823           |
| <b>Borrowings</b>                      |                   |                   |                 |                   |
| Due within one year                    | (18,981)          | 5,578             | -               | (13,403)          |
| Due after one year                     | (2,049,220)       | (316,944)         | -               | (2,366,164)       |
| <b>Total net debt</b>                  | (1,669,382)       | (432,362)         | -               | (2,101,744)       |

# CHELTENHAM YMCA

## NOTES TO THE ACCOUNTS

### FOR THE YEAR ENDED 31 MARCH 2023

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#### 1. ACCOUNTING POLICIES

##### a) **Status**

The Association is a company limited by guarantee, number 03930834, incorporated in the United Kingdom, registered at 6 Vittoria Walk, Cheltenham, GL50 1TP; a registered charity, number 1079951, and a registered housing association with Homes England under the Housing and Regeneration Act 2008, number H4270. The Board of Directors is of the opinion that the Association is exempt from liability to taxation on its income and capital gains, and that it is a public benefit entity.

The liability of members is limited.

Every full member of the Association undertakes to contribute such amount as may be required (not exceeding £1.00) to the assets of the Association in the event of the same being wound up while he or she is a member, or within one year after he or she ceases to be a member, for payment of the debts and liabilities of the Association contracted before he or she ceases to be a member and of the costs, charges and expenses of winding up and for the adjustment of the rights of the contributories among themselves.

If upon the winding up or dissolution of the Association there remains, after the satisfaction of all its debts and liabilities, any property whatsoever, the same shall not be paid to or distributed among the members of the Association but shall be given or transferred to The National Council of Young Men's Christian Associations (Incorporated) for its work in Cheltenham.

##### b) **Basis of Accounting**

These financial accounts have been prepared in accordance with the Housing Statement of Recommended Practice (SORP), published in 2014 and amended in 2018, with the Accounting Direction for Private Registered Providers of Social Housing 2022, with the Financial Reporting Standard 102 (FRS 102) and with the Companies Act 2006. The financial statements have been prepared on the historical cost basis except for the modification to a fair value basis for its investment property.

##### c) **Cash Flow Statement**

Cheltenham YMCA is obliged to prepare a Cashflow statement for the year with comparatives.

##### d) **Fixed Asset Valuation Bases**

Fixed Asset Properties used for Social Housing are classified as Tangible Fixed Assets and are valued at Historic Cost. Fixed assets Properties for non-Social Housing are classed as Investment Properties and are valued at Fair value based on a valuation by a professionally qualified third party, annually.

##### e) **Depreciation**

Depreciation is provided on all tangible fixed assets (excluding Investment property) in use, at rates calculated to write off the cost or valuation, of each asset over its expected useful life on a straight line basis, as follows:

|  |                   |
|--|-------------------|
| Freehold Buildings and Construction    | - over 50 years   |
| Windows Doors Lift & M&E Installations | - over 30 years   |
| Roof and Telephone System              | - over 20 years   |
| Shower Rooms and Kitchen Units         | - over 10 years   |
| Furniture, Curtain and Carpets         | - over 5-10 years |
| IT & Wi-Fi Communications              | - over 4 years    |
| Kitchen & Laundry Appliances           | - over 3 years    |
| Programme Fixtures and Equipment       | - over 4 years    |
| Motor Vehicles                         | - over 4 years    |
| Administration Equipment               | - over 4 years    |
| Café Y Fixtures and Fittings           | - over 4 years    |
| Conference Fixtures and Fittings       | - over 8 years    |



**CHELTENHAM YMCA**  
**NOTES TO THE ACCOUNTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**1. ACCOUNTING POLICIES (continued)**

e) **Depreciation (continued)**

Assets under construction, or not yet available for use, are not depreciated until they are brought into use. The useful economic life and residual value of all fixed assets are reviewed annually.

Freehold Land is not depreciated and neither is Investment Property.

Assets costing £500 or more are capitalised as tangible fixed assets and are carried at cost, less depreciation and any provision for impairment.

f) **Component Accounting**

Under component accounting, in addition to the structure, the housing property is divided into those major components which are considered to have substantially different useful economic lives and depreciation on these components has been implemented at the rates shown in e) above.

g) **Apportionment of Management Expenses**

Direct employee, administration and operating costs have been apportioned to the hostel revenue account and the non-hostel revenue account on the basis of the cost of the staff involved or the usage of the buildings, as appropriate, using percentages derived from the Chief Executive's estimates for utilisation of the activities.

h) **Turnover**

Turnover represents net rental income receivable for its hostel units and, with non-hostel lettings, income from sporting, recreational and welfare programmes and grants/contracts from local authorities, Gloucester County Council, and The Cheltenham Borough Council. Turnover is disclosed net of bad debts and void losses for hostel units which are disclosed in note 2c to the accounts.

i) **Government Grants**

Government grants include grants receivable from Homes England (HE), local authorities, and other government organisations.

Revenue grants are creditors to Statement of Comprehensive Income over the same period as the expenditure to which they relate. Grants received for the capital costs of housing schemes are recognised in income over the useful economic life of the Structure of property concerned under the accruals model. Homes England Grants are repayable under certain circumstances, primarily following the sale of the property, but will normally be restricted to net proceeds of the sale.

j) **Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

k) **Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

l) **Creditors**

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

m) **Stock**

Stocks, where material, are valued at the lower of cost and net realisable value. Cost is computed on a first in first out basis.

**CHELTENHAM YMCA**  
**NOTES TO THE ACCOUNTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**1. ACCOUNTING POLICIES (continued)**

n) **PENSION SCHEME – YMCA Superannuation Scheme and Stakeholder Scheme**

Cheltenham YMCA in the past has participated in a multi-employer defined benefit pension plan for employees of YMCAs in England, Scotland and Wales, which was closed to new members and accruals on 30 April 2007. The plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Cheltenham YMCA, therefore the scheme is accounted for as a defined contribution scheme.

As described in note 16 Cheltenham YMCA has a contractual obligation to make pension deficit payments over the period to April 2029, accordingly this is shown as a liability in these accounts. In addition, Cheltenham YMCA is required to contribute to the operating expenses of the Pension Plan and these costs are charged to the Statement of Comprehensive Income.

Cheltenham YMCA now operates a corporate money purchase pension scheme for employees and also participates in the stakeholder pension scheme as set out in Government legislation. In both these schemes, both the employee and Cheltenham YMCA contribute to the schemes but the funds are accumulating only and no liability is attached to these schemes going forward.

o) **Operating Leases**

Rentals under operating leases are charged to the Income and Expenditure Account on a straight line basis over the lease term, as detailed in note 18.

p) **Going Concern**

After reviewing the current reserves, forecasts and projections the Board of Directors have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis for preparing the accounts.

q) **Voluntary Income**

Donations and similar incoming resources are included in the year in which they are receivable.

r) **Employee benefits**

Short-term employee benefits and contributions to defined contribution plans are recognised as an expense in the period in which they are incurred.

s) **Taxation**

The Association is recognised as a charity for tax purposes and consequently not liable to Corporation Tax.

t) **Financial instruments**

Financial instruments which meet the criteria of a basic financial instrument as defined in Section 11 of FRS 102 are accounted for at amortised historic cost.

Non-basic financial instruments are recognised at fair value using a valuation technique with any gains or losses reported in surplus or deficit. The Association has no non-basic financial instruments at the year end.

u) **Significant management judgements**

The following are significant management judgements made in applying the accounting policies of the Association that have the most significant effect on the financial statements.

- **Useful economic life of components.** The split of the cost of building and fitting out the housing developments at Vittoria Walk and Dulverton Court in Cheltenham and St Michael's and Potter's Place in Gloucester has been provided by the project management company, Maxcis, that was responsible for managing the building programme. This breakdown and the estimated economic lives of the component parts of the builds have been used as a basis for calculating both the depreciation on the properties and the rate of amortisation of the capital grants given by Homes England and local authorities for these projects. The Directors believe that this is the best method of calculating these annual costs and revenues.

**CHELTENHAM YMCA**  
**NOTES TO THE ACCOUNTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**1. ACCOUNTING POLICIES (continued)**

u) **Significant management judgements (continued)**

- **YMCA Pension Obligations.** The contribution that must be made by the Association to the YMCA England Pension Scheme deficit has been submitted in an actuarial report carried out by YMCA England & Wales in April 2020 and will be carried out every 3 years. The current liabilities for the Association are based on this report and the total current obligation is shown in creditors within the financial statements split between liabilities within one year and subsequent years in notes 13 and 14.
- **Categorisation of properties as investment property or property, plant and equipment.** FRS 102 has set out the criteria that categorises whether the various properties of the Association are classed as investment properties or not. The newly built properties are clearly categorised as Social Housing by the very nature of their build, finance and use of the properties by people who require assistance in being housed and supported as part of the core objectives of the Association. The old building at Vittoria Walk is not being used for social housing, but used as a building in which commercial rates are charged appropriate to the rooms and added facilities and the income from this property is used to contribute towards the central costs of running the Association that are not entirely covered by the income from social housing. It is a listed building and is likely to appreciate in value over time and therefore enhance the net asset value of Cheltenham YMCA. It is therefore considered to be an investment property and under FRS 102 the investment property is valued at fair value, this being assessed each year and no depreciation needs to be provided for this property. The detail of this valuation is set out in the policy note below and note 8 in the financial statements.
- **Value of Investment Property.** The value of the old Vittoria Walk YMCA-owned building was carried out by a qualified firm of chartered surveyors and this will be continued each year going forward, with any increase or decrease being reflected in the statement of comprehensive income each year and with the adjustments affecting the Investment Property revaluation reserve which has been set up following the first revaluation of the property as at 1 April 2014.

**CHELTENHAM YMCA****NOTES TO THE ACCOUNTS - continued****FOR THE YEAR ENDED 31 MARCH 2023****2a. TURNOVER AND OPERATING SURPLUS/(DEFICIT)**

|   | Turnover<br>£    | Operating<br>Costs<br>£ | Operating<br>Surplus /<br>(deficit)<br>£ | Investment<br>Income<br>(Gross)<br>£ | Other<br>Income<br>£ | Pension Fund<br>Contributions<br>£ | 2023<br>Surplus /<br>(deficit)<br>£ | 2022<br>Surplus /<br>(deficit)<br>£ |
|---|------------------|-------------------------|--|--------------------------------------|----------------------|------------------------------------|-------------------------------------|-------------------------------------|
| INCOME AND EXPENDITURE                    |                  |                         |  |                                      |                      |                                    |                                     |                                     |
| FROM LETTINGS – Hostels                   | 2,564,332        | (1,978,722)             | 585,610                                  | -                                    | -                    | -                                  | 585,610                             | 376,733                             |
| INCOME AND EXPENDITURE – Other            | 676,096          | (1,591,957)             | (915,861)                                | 1,330                                | -                    | (7,614)                            | (922,145)                           | (403,170)                           |
| <b>Total</b>                              | <b>3,240,428</b> | <b>(3,570,679)</b>      | <b>(330,251)</b>                         | <b>1,330</b>                         | <b>-</b>             | <b>(7,614)</b>                     | <b>(336,535)</b>                    | <b>(26,437)</b>                     |
| Donations received                        | -                | -                       | -  | -                                    | 15,548               | -                                  | 15,548                              | 10,987                              |
| Restricted donations received             | -                | -                       | -  | -                                    | 74,847               | -                                  | 74,847                              | 23,967                              |
| Donations received on Family Space merger | -                | -                       | -  | -                                    | 111,021              | -                                  | 111,021                             | -                                   |
| 31 March 2023                             | 3,240,428        | (3,570,679)             | (330,251)                                | 1,330                                | 201,416              | (7,614)                            | (135,119)                           |                                     |
| 31 March 2022                             | 2,769,531        | (2,781,708)             | (12,177)                                 | 69                                   | 34,954               | (14,329)                           |                                     | 8,517                               |
|   | 2023<br>£        | 2022<br>£               |  |                                      |                      |                                    |                                     |                                     |
| TURNOVER FROM SOCIAL HOUSING              |                  |                         |  |                                      |                      |                                    |                                     |                                     |
| LETTINGS                                  |                  |                         |  |                                      |                      |                                    |                                     |                                     |
| Rents receivable                          | 2,008,545        | 1,818,915               |  |                                      |                      |                                    |                                     |                                     |
| Activities                                | 2,238            | 844                     |  |                                      |                      |                                    |                                     |                                     |
| Room hire                                 | -                | -                       |  |                                      |                      |                                    |                                     |                                     |
| Grant amortisation                        | 275,358          | 259,081                 |  |                                      |                      |                                    |                                     |                                     |
|   | 2,286,141        | 2,078,840               |  |                                      |                      |                                    |                                     |                                     |
| CONTRACTS                                 |                  |                         |  |                                      |                      |                                    |                                     |                                     |
| GCC Young People's Contract               | 278,191          | 270,088                 |  |                                      |                      |                                    |                                     |                                     |
| TOTAL TURNOVER – SOCIAL HOUSING           | 2,564,332        | 2,348,928               |  |                                      |                      |                                    |                                     |                                     |

**CHELTENHAM YMCA**  
**NOTES TO THE ACCOUNTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

- 2b.** The Association provides temporary emergency and supported accommodation in Cheltenham and Gloucester; comprising of 182 bed spaces in total. Of these, 78 bed spaces are emergency accommodation in Gloucester.

The remaining bed spaces, 104 in total, make up our supported housing provision at Vittoria Walk in Cheltenham consisting of 73 bed spaces and St Michael's House & 4 to 6 St Michael's Court, which makes up 31 bed spaces in Gloucester within our supported housing "pathway".

The Association also provides "affordable housing" within Cheltenham; consisting of 31 bed spaces in total.

- 2c.** The maximum potential rents receivable for the year ended 31 March 2023 were £2,208,108 (2022: £1,933,647). Of this amount £1,933,647 (2022: £1,748,845) has been credited. Rent voids are £179,563 (2022: £139,526) and bad debts are £nil (2022: £46,276), therefore total of voids and losses are £179,563 (2022: £185,802).

**3. KEY MANAGEMENT REMUNERATION**

The remuneration paid to officers of the Association excluding pension contributions was:

|   | <b>2023</b>   | 2022   |
|---|---------------|--------|
|   | £             | £      |
| Emoluments to officer                             | <b>73,001</b> | 70,624 |
| Expenses reimbursed to the aforementioned officer | -             | -      |
| Other officers' expenses reimbursed               | -             | -      |

The members of the Board who are non-executive board members received no remuneration in the current or previous year. No other officer received remuneration or benefits in kind.

The CEO is the highest paid officer, and the only officer paid at more than £60,000 per annum.

For the purpose of this disclosure all officers of the Association are considered to be Directors.

See note 5 for disclosure of pensions paid in respect of the paid officer.

**4. STAFF COSTS**

|   | <b>2023</b>      | 2022      |
|---|------------------|-----------|
|   | £                | £         |
| Salaries  | <b>1,678,507</b> | 1,394,566 |
| Social security costs                                   | <b>141,118</b>   | 106,896   |
| Other pension costs - YMCA Executive Stakeholder Scheme |                  |           |
| - Family Space Stakeholder Pension Scheme               | -                | 2,062     |
| - YMCA Pension Scheme People's Pension                  | <b>33,513</b>    | 22,812    |
| - YMCA Pension Scheme Scottish Widows                   | <b>15,608</b>    | 7,817     |
| - YMCA England Pension Scheme cost                      | <b>7,614</b>     | 14,329    |
| - YMCA pension deficit cost                             | <b>39,556</b>    | -         |
|   | <b>1,915,916</b> | 1,548,482 |

The average number of persons employed during the year was 84 (2022:79) of which 52 (2022:43) were full time. Housing: 39 (2022: 32) (of which 5 (2022: 2) part-time), Sports Programme: 5 (2022: 6) (of which 4 (2022: 6) part-time), Administration: 19 (2022: 18) (of which 3 (2021: 6) part-time), Family Space 21 (2022: 22) (of which 21 (2022: 21) part-time)).

**5. OPERATING SURPLUS/(DEFICIT)**

|   | <b>2023</b>      | 2022      |
|---|------------------|-----------|
|   | £                | £         |
| Operating surplus/deficit is stated after charging: |                  |           |
| - Officers' remuneration                            | <b>73,001</b>    | 70,624    |
| - Officers' employer pension contribution           | <b>5,840</b>     | 5,650     |
| - Depreciation of tangible fixed assets             | <b>392,694</b>   | 370,240   |
| - Amortisation of grant received                    | <b>(275,358)</b> | (259,081) |
| - Audit fee   | <b>8,250</b>     | 7,850     |
| - Operating Lease Rentals (note 18)                 | <b>3,074</b>     | 3,074     |

**CHELTENHAM YMCA****NOTES TO THE ACCOUNTS - continued****FOR THE YEAR ENDED 31 MARCH 2023****6. TAXATION**

The Association is recognised as a charity for tax purposes and consequently not liable for corporation tax on charitable activities.

**7. TANGIBLE FIXED ASSETS**

| <b>Housing<br/>Association<br/>Activities</b> | <b>Vittoria<br/>Walk</b>                   | <b>St<br/>Michael's</b>                    | <b>St<br/>Michael's</b>              | <b>Vittoria<br/>Walk</b> | <b>Dulverton</b>                           | <b>Dulverton</b>                     | <b>James<br/>Smith<br/>Row</b>             | <b>Potters<br/>Place</b>                   | <b>Potters<br/>Place</b>             | <b>3-6 St<br/>Michael's<br/>Court</b>      |                   |
|---|--|--|--------------------------------------|--------------------------|--|--------------------------------------|--|--|--------------------------------------|--|-------------------|
|   | <b>Freehold<br/>Land and<br/>Buildings</b> | <b>Freehold<br/>Land and<br/>Buildings</b> | <b>Fixtures<br/>And<br/>Fittings</b> | <b>Equipment</b>         | <b>Freehold<br/>Land and<br/>Buildings</b> | <b>Fixtures<br/>and<br/>Fittings</b> | <b>Freehold<br/>Land and<br/>Buildings</b> | <b>Freehold<br/>Land and<br/>Buildings</b> | <b>Fixtures<br/>and<br/>fittings</b> | <b>Freehold<br/>Land and<br/>Buildings</b> | <b>Total</b>      |
|   | <b>£</b>                                   | <b>£</b>                                   | <b>£</b>                             | <b>£</b>                 | <b>£</b>                                   | <b>£</b>                             | <b>£</b>                                   | <b>£</b>                                   | <b>£</b>                             | <b>£</b>                                   | <b>£</b>          |
| <b>COST</b>                                   |  |  |                                      |                          |  |                                      |  |  |                                      |  |                   |
| At 1 April 2022                               | 4,264,409                                  | 961,145                                    | -                                    | 39,354                   | 1,173,013                                  | 42,328                               | 776,372                                    | 3,408,680                                  | 47,579                               | 1,309,060                                  | 12,021,940        |
| Additions in year                             | -  | -  | 2,971                                | 3,335                    | -  | 2,292                                | -  | -  | 30,817                               | 588,598                                    | 628,013           |
| Disposals in year                             | -  | -  | -                                    | -                        | -  | -                                    | -  | -  | -                                    | -  | -                 |
| At 31 March 2023                              | <b>4,264,409</b>                           | <b>961,145</b>                             | <b>2,971</b>                         | <b>42,689</b>            | <b>1,173,013</b>                           | <b>44,620</b>                        | <b>776,372</b>                             | <b>3,408,680</b>                           | <b>78,396</b>                        | <b>1,897,658</b>                           | <b>12,649,953</b> |
| <b>DEPRECIATION</b>                           |  |  |                                      |                          |  |                                      |  |  |                                      |  |                   |
| At 1 April 2022                               | 1,090,021                                  | 187,772                                    |                                      | 27,717                   | 142,421                                    | 38,803                               | 89,960                                     | 255,725                                    | 11,983                               | -  | 1,844,402         |
| Charge for year                               | 132,271                                    | 19,572                                     | 122                                  | 3,277                    | 32,961                                     | 3,582                                | 22,398                                     | 110,157                                    | 6,025                                | 32,996                                     | 363,361           |
| At 31 March 2023                              | <b>1,222,292</b>                           | <b>207,344</b>                             | <b>122</b>                           | <b>30,994</b>            | <b>175,382</b>                             | <b>42,385</b>                        | <b>112,358</b>                             | <b>365,882</b>                             | <b>18,008</b>                        | <b>32,996</b>                              | <b>2,207,763</b>  |
| <b>NET BOOK<br/>VALUE</b>                     |  |  |                                      |                          |  |                                      |  |  |                                      |  |                   |
| At 31 March 2023                              | 3,042,117                                  | 753,801                                    | 2,849                                | 11,695                   | 997,631                                    | 2,235                                | 664,014                                    | 3,042,798                                  | 60,388                               | 1,864,662                                  | 10,442,190        |
| NET BOOK VALUE                                |  |  |                                      |                          |  |                                      |  |  |                                      |  |                   |
| At 31 March 2022                              | 3,174,388                                  | 773,373                                    | -                                    | 11,637                   | 1,030,592                                  | 3,525                                | 686,412                                    | 3,152,955                                  | 35,596                               | 1,309,060                                  | 10,177,538        |

**CHELtenham YMCA**  
**NOTES TO THE ACCOUNTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**7. TANGIBLE FIXED ASSETS (continued)**

| <b>Social Housing Assistance</b>                              | <b>2023</b>      | <b>2022</b> |
|---|------------------|-------------|
|   | <b>£</b>         | <b>£</b>    |
| Total accumulated social housing grant receivable at 31 March | <b>9,193,387</b> | 8,941,905   |

**8. TANGIBLE INVESTMENT PROPERTY**

**Number 6**

(Vittoria Walk B&B and Conferencing)

Fair Value as at 31 March 2023 £1,025,000

Fair Value as at 31 March 2022 £1,025,000

This was valued by Ash & Co Chartered Surveyors on 31 March 2016 and confirmed that there has been no significant variation on 2 June 2023.

The Historic Net Book Value of this Building was £234,193.

**CHELTENHAM YMCA****NOTES TO THE ACCOUNTS - continued  
FOR THE YEAR ENDED 31 MARCH 2023****9. TANGIBLE FIXED ASSETS****Non-Housing Association Activities 2022/23**

|                                    | <b>Administration<br/>Equipment</b> | <b>Programme<br/>Fixtures &amp;<br/>Equipment</b> | <b>Motor<br/>Vehicles</b> | <b>Conference<br/>Fixtures &amp;<br/>Fittings</b> | <b>Arle Road<br/>Freehold Land<br/>and Buildings<br/>£</b> | <b>Total<br/>£</b> |
|------------------------------------|-------------------------------------|---|---------------------------|---|--|--------------------|
|                                    | <b>£</b>                            | <b>£</b>  | <b>£</b>                  | <b>£</b>  |  | <b>£</b>           |
| <b>COST</b>                        |                                     |   |                           |   |  |                    |
| At 1 April 2022                    | 119,022                             | 92,127  | 26,384                    | 1,438   | 250,000  | 488,971            |
| Additions in year                  | 15,732                              | -   | -                         | -   | -  | 15,732             |
| Disposals in year                  | -                                   | -   | (4,295)                   | -   | -  | (4,295)            |
| At 31 March 2023                   | <b>134,754</b>                      | <b>92,127</b>                                     | <b>22,089</b>             | <b>1,438</b>                                      | <b>250,000</b>   | <b>500,408</b>     |
| <b>DEPRECIATION</b>                |                                     |   |                           |   |  |                    |
| At 1 April 2022                    | 73,974                              | 90,272  | 22,702                    | 1,438   | 24,975   | 213,361            |
| Charge for year                    | 16,222                              | 1,095   | 3,682                     | -   | 8,334  | 29,333             |
| Disposals in year                  | -                                   | -   | (4,295)                   | -   | -  | (4,295)            |
| At 31 March 2023                   | <b>90,196</b>                       | <b>91,367</b>                                     | <b>22,089</b>             | <b>1,438</b>                                      | <b>33,309</b>  | <b>238,399</b>     |
| <b>NET BOOK VALUE</b>              |                                     |   |                           |   |  |                    |
| At 31 March 2023                   | <b>44,558</b>                       | <b>760</b>  | <b>-</b>                  | <b>-</b>  | <b>216,691</b>   | <b>262,009</b>     |
| NET BOOK VALUE<br>At 31 March 2022 | 45,048                              | 1,855   | 3,682                     | -   | 225,025  | 275,610            |



**CHELTENHAM YMCA**  
**NOTES TO THE ACCOUNTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

3

|   |                |                |
|---|----------------|----------------|
| <b>10. STOCKS</b>   | 2023           | 2022           |
|   | £              | £              |
| Sports centre and Café                                    | 454            | 585            |
| Cleaning  | 2,282          | 1,558          |
|   | <u>2,736</u>   | <u>2,143</u>   |
| <b>11. DEBTORS</b>  | 2023           | 2022           |
|   | £              | £              |
| Trade debtors   | 133,145        | 72,054         |
| Residents' rents owed                                     | -              | -              |
| Prepayments   | 141,734        | 146,023        |
| Other debtors due within one year                         |                |                |
| - Accrued Income  | 95,478         | 56,070         |
| - Other   | -              | -              |
|   | <u>370,357</u> | <u>274,147</u> |
| <b>12. CASH AND CASH EQUIVALENTS</b>                      | 2023           | 2022           |
|   | £              | £              |
| Bank deposit account                                      | 277,823        | 398,819        |
| Cash in hand  | -              | -              |
|   | <u>277,823</u> | <u>398,819</u> |
| <b>13. CREDITORS: Amounts falling due within one year</b> | 2023           | 2022           |
|   | £              | £              |
| Trade Creditors   | 162,168        | 238,275        |
| Other Creditors   | 277,263        | 124,916        |
| VAT & PAYE/NIC payable                                    | 52,109         | 39,993         |
| YMCA Pension deficit                                      | 35,033         | 30,961         |
| Holiday Accrual   | -              | 15,753         |
| Sundry creditors and accruals                             | 34,030         | 37,797         |
| Deferred Capital Grant – HE Vittoria Walk                 | 101,614        | 101,614        |
| Deferred Capital Grant – HE St Michael's                  | 17,013         | 16,843         |
| Deferred Capital Grant – GCC St Michael's                 | 8,507          | 8,677          |
| Deferred Capital Grant – HE Dulverton Court               | 20,734         | 20,734         |
| Deferred Capital Grant – Dulverton Court                  | 9,757          | 9,757          |
| Deferred Capital Grant – HE James Smith Row               | 11,920         | 13,118         |
| Deferred Capital Grant – James Smith Row                  | 9,140          | 10,059         |
| Deferred Capital Grant – GCC Potters Place                | 3,543          | 3,819          |
| Deferred Capital Grant – HE Potters Place                 | 67,311         | 72,560         |
| Arle Road Sports Centre Loan                              | 8,333          | 8,333          |
| Deferred Capital Grant – HE 4-6 St Michael's Court        | 31,161         | -              |
| Government Loan   | 9,761          | 10,648         |
|   | <u>859,397</u> | <u>763,857</u> |

All creditors are paid within two months of the liability being notified.

**CHELTENHAM YMCA**  
**NOTES TO THE ACCOUNTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

| <b>14. CREDITORS: Amounts falling due after one year</b> | <b>2023</b>      | <b>2022</b>      |
|--|------------------|------------------|
|  | <b>£</b>         | <b>£</b>         |
| YMCA England Pension Deficit                             | 143,409          | 141,827          |
| Deferred Capital Grant – HE Vittoria Walk                | 2,271,437        | 2,373,051        |
| Deferred Capital Grant – HE St Michael's                 | 394,125          | 411,138          |
| Deferred Capital Grant – GCC St Michael's                | 203,292          | 211,799          |
| Deferred Capital Grant – HE Dulverton Ct/James Smith Row | 579,231          | 599,964          |
| Deferred Capital Grant – CBC Dulverton Court             | 272,579          | 282,336          |
| Deferred Capital Grant – HE James Smith Row              | 374,425          | 386,345          |
| Deferred Capital Grant – CBC James Smith Row             | 287,103          | 296,243          |
| Deferred Capital Grant – GCC Potters Place               | 90,838           | 94,381           |
| Deferred Capital Grant – HE Potters Place                | 1,725,928        | 1,793,240        |
| Deferred Capital Grant – St Michael's                    | 956,591          | 754,447          |
| Arle Road Sports Centre Loan                             | 209,034          | 217,368          |
| Potters Place GCC Loan                                   | -                | -                |
| Charity Bank Loan  | 2,129,699        | 1,800,000        |
| Government loan  | 22,739           | 31,852           |
|  | <b>9,660,430</b> | <b>9,393,991</b> |
| <b>YMCA England Pension</b>                              |                  |                  |
| Due in 1-2 Years   | 35,033           | 36,847           |
| Due in 2-5 Years   | 108,376          | 96,259           |
| Due in >5 Years  | -                | 8,721            |
|  | <b>143,409</b>   | <b>141,827</b>   |
| <b>Deferred Capital Grants and loans</b>                 |                  |                  |
| Due in 1-2 Years   | 280,700          | 257,181          |
| Due in 2-5 Years   | 842,100          | 771,543          |
| Due in >5 Years  | 6,032,749        | 6,174,220        |
| Arle Road Sports Centre Loan                             | 209,034          | 217,368          |
| Potters Place Loan                                       | -                | -                |
| Government Loan  | 22,739           | 31,852           |
| Charity Loan   | 2,129,699        | 1,800,000        |
|  | <b>9,517,021</b> | <b>9,252,164</b> |
| <b>TOTAL</b>   | <b>9,660,430</b> | <b>9,393,991</b> |

No security has been given by the Association in respect of the above creditors.

**CHELTENHAM YMCA**  
**NOTES TO THE ACCOUNTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**15. DEFERRED CAPITAL GRANT MOVEMENTS**

|                                | <b>Vittoria<br/>Walk<br/>HE</b> | <b>St<br/>Michael's<br/>HE</b> | <b>St<br/>Michael's<br/>GCC</b> | <b>Dulverton<br/>Ct/ James<br/>Smith Row<br/>HE &amp; CBC</b> | <b>Potters<br/>Place HE<br/>&amp; GCC</b> | <b>St<br/>Michael's<br/>HCA</b> | <b>Total</b>     |
|--------------------------------|---------------------------------|--------------------------------|---------------------------------|---|---|---------------------------------|------------------|
| At 1 April 2022                | 2,474,665                       | 427,981                        | 220,476                         | 1,618,556   | 1,964,000                                 | 754,447                         | 7,460,125        |
| Grant paid back in<br>the year | -                               | -                              | -                               | -   | -   | -                               | -                |
| Grant received in<br>the year  | -                               | -                              | -                               | -   | -   | 251,482                         | 251,482          |
| Released in the<br>year        | (101,614)                       | (16,843)                       | (8,677)                         | (53,667)  | (76,380)                                  | (18,177)                        | (275,358)        |
| <b>At 31 March 2023</b>        | <b>2,373,051</b>                | <b>411,138</b>                 | <b>211,799</b>                  | <b>1,564,889</b>  | <b>1,887,620</b>                          | <b>987,752</b>                  | <b>7,436,249</b> |

**16. PENSION SCHEMES**

- a) Cheltenham YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs in England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of Cheltenham YMCA and at the year end these were invested in the Mercer Dynamic De-risking Solution, 40% matching portfolio and 60% in the growth portfolio and Schroder (property units only).

The most recent completed three year valuation was as at 1 May 2020. The assumptions used which have the most significant effect on the results of the valuation are those relating to the assumed rates of return on assets held before and after retirement of 2.59% and 1.09% respectively, the increase in pensions in payment of 2.99% (for RPI capped at 5% p.a.), and the average life expectancy from normal retirement age (of 65) for a current male pensioner of 22.0 years, female 24.4 years, and 23.7 years for a male pensioner, female 26.1 years, retiring in 20 years' time. The result of the valuation showed that the actuarial value of the assets was £146.1m, which represented 79% of the benefits that had accrued to members. The Pension Plan was closed to new members and future service accrual with effect from 30 April 2007. With the removal of the salary linkage for benefits all employed deferred members became deferred members as from 1 May 2011.

The valuation prepared as at 1 May 2020 showed that the YMCA Pension Plan had a deficit of £36 million. Cheltenham YMCA has been advised that it will need to make monthly contributions of £3,367.87 from 1 May 2021. This amount is based on the current actuarial assumptions (as outlined above) and may vary in the future as a result of actual performance of the Pension Plan. The current recovery period is 8 years commencing 1st May 2021.

|                     | Repayable          |                     |                      |                     | After more<br>than one<br>year | TOTAL<br>2023 | TOTAL<br>2022 |
|---------------------|--------------------|---------------------|----------------------|---------------------|--------------------------------|---------------|---------------|
|                     | Within one<br>year | One to two<br>years | Two to<br>five years | After five<br>years |                                |               |               |
|                     | £'000              | £'000               | £'000                | £'000               | £'000                          | £'000         | £'000         |
| As at 31 March 2023 | <b>35</b>          | <b>35</b>           | <b>104</b>           | <b>-</b>            | <b>40</b>                      | <b>178</b>    |               |
| As at 31 March 2022 | 31                 | -                   | 133                  | 9                   | 142                            |               | 173           |

In addition, Cheltenham YMCA may have over time liabilities in the event of the non-payment by other participating YMCAs of their share of the YMCA Pension Plan's deficit. It is not possible currently to quantify the potential amount that Cheltenham YMCA may be called upon to pay in the future.

- b) From October 2015, the Association has been operating a Cheltenham YMCA Scottish Widows Stakeholder Pension Scheme in which there are now 7 employees (2022: 7) with company contributions during the financial year of £7,603 (2021/22: £11,606).

**CHELTENHAM YMCA**  
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- c) From August 2015, in line with UK government legislation, Cheltenham YMCA has operated a national stakeholder money-purchase scheme for all other employees who earn more than £10,000 per annum and who have not formally opted out of the scheme. Cheltenham YMCA has contributed £34,013 in financial year 2022/23 (2021/22: £21,284).

**17. CAPITAL COMMITMENTS**

As at 31 March 2023, Cheltenham YMCA had a capital commitment to pay a value of £nil (2022: £nil) in relation to retainer fees for James Smith Row and Dulverton Court based on the building work that was being carried out was carried out successfully.

**18. OPERATING LEASE COMMITMENTS**

At 31 March 2023 the Association had commitments under non-cancellable operating leases for plant and machinery as follows:

|                      | <b>2023</b> | 2022  |
|----------------------|-------------|-------|
|                      | £           | £     |
| Within 1 year        | 2,894       | 3,219 |
| Due within 2-5 years | 3,041       | 5,201 |

Operating lease payments recognised as an expense in the year were £3,074 (2022: £3,074).

**19. RELATED PARTY TRANSACTIONS**

**a) FAMILY SPACE**

The agreement and relating transactions with Family Space are included in note 4.

Family Space is a social charity set up to assist families and children with integration and support. Cheltenham YMCA assists the charity in providing Human Resources advice, Payroll & General administration and Accounting support. Family Space took over St Barnabas playgroup in January 2020. Cheltenham YMCA charge Family Space for the cost of salaries paid out from the payroll including HMRC payments plus an administration fee equal to 15% of the Total Gross Salaries administered and this is included in the comprehensive income statement to the values listed below and as such are considered related party transactions.

|  | <b>2023</b> | 2022    |
|--|-------------|---------|
|  | £           | £       |
| Administration Charge of 15% of Total Gross Salary | 30,244      | 16,551  |
| Salary Costs (Includes St Barnabas playgroup)      | 48,467      | 171,073 |
| Balance due at Year End                            | 0           | 40      |

The Trustees of YMCA Cheltenham and Family Space agreed to merge the two organisations into a single charity. This completed during the 2023 financial year and reserves of £111,021 were donated to Cheltenham YMCA Limited on this merger.

**20. Share Capital and Guarantees**

The Association is limited by guarantee and therefore has no share capital. The Association has associate members and full members. Each full member agrees to contribute a maximum of £1 per member in the event of a winding up order on Cheltenham YMCA if it ever occurred.

| <b>Number of members</b> | <b>2023</b> | <b>2022</b> |
|--------------------------|-------------|-------------|
| At 1 April               | 180         | 171         |
| Joining during the year  | 40          | 61          |
| Leaving during the year  | (37)        | (52)        |
| At 31 March              | 183         | 180         |

YMCA enables people to develop their full potential in mind, body and spirit. Inspired by, and faithful to, our Christian values, we create supportive, inclusive and energising communities, where young people can truly belong, contribute and thrive.