

YMCA TRUST

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

Company Registration No. 10764579 (England and Wales)

Charity Registration No. 1175323

YMCA TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr C Holt MBE Chairman
	Mr R I Paterson
	Mr R M Dawson
	Mr R F Kirkman
	Mr A Keenan
Charity number	1175323
Company number	10764579
Registered office	Unit 2 Olympic Court
	Whitehills Business Park
	Blackpool
	Lancashire
	FY4 5GU
Independent examiner	Champion Accountants LLP
	Unit 2 Olympic Court
	Whitehills Business Park
	Blackpool
	Lancashire
	FY4 5GU

YMCA TRUST

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YMCA TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2021

The trustees present their report and financial statements for the year ended 31 March 2021.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Memorandum & Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016).

Objectives and activities

The charity's objects arise from the acceptance of the "Basis of Union" adapted by the British Young Men's Christian Association in 1973, that is to say:

"The Y.M.C.A. seeks to unite those unto, 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 the efforts for the extension of his Kingdom".

Any difference of opinion on other subjects, however important in themselves, shall not interfere with the harmonious relation of the Associations of the Y.M.C.A. Movement of England, Ireland and Wales.

Accordingly the objectives of the charity are:-

- i) 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.
- ii) To lead young people to the Lord Jesus Christ and to the fullness of life in Him.
- iii) 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 condition of life.
- iv) 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.
- v) 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.
- vi) To provide residential accommodation for persons of all ages who are in conditions of need, hardship or distress by reason of their social, physical or economic circumstances.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The Trust has continued to rent the property portfolio to the existing tenant, which is Fylde Coast YMCA, who operate the properties as social housing providers to tenants.

YMCA TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

Financial review

The financial statement show a net surplus for the year of £120,655 (2020 : £5,975,834) with a donation of net assets from Lytham St Annes & Fylde Young Mens Christian Association of £5,887,737 in the prior year. This surplus is all unrestricted and funds carried forward comprise unrestricted funds of £5,538,219 and restricted funds of £558,270.

The trustees have reviewed the long term financial position of the charity and have considered the cash flow required to meet bank loan commitments. They have confirmed the continued support of Fylde Coast YMCA in relation to the monies outstanding to them, which are reduced on an annual basis due to rent charges and cash flow repayments. They have also realised the sale of a property after the year end which has reduced bank borrowing by £188,368 and made a cash flow saving of £17,556 per annum in loan repayments. They will considered further properties that could be sold from their portfolio without significantly impacting on the work of the charity if necessary.

The trustees are therefore of the opinion that the charity can continue to operate on a going concern basis.

The charity's reserves policy is that unrestricted funds which have not been designated for specific use should be maintained at a level that allows the board to further develop the objects of the charity.

The trustees has assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity is a company limited by guarantee formed on 11 May 2017 and obtaining registered charity status on 24 October 2017. The company is governed by its Memorandum & Articles of Association.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr C Holt MBE Chairman

Mr R I Paterson

Mr R M Dawson

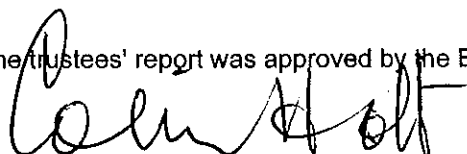
Mr R F Kirkman

Mr A Keenan

All new trustees undergo an induction programme. They are provided with a welcome pack, outlining the history, ethos and structure of the YMCA movement. In addition the pack provides information on a trustee's responsibilities and relevant documentation on the operation of the charity.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

The trustees' report was approved by the Board of Trustees.



Mr C Holt MBE Chairman

Trustee

Dated: 11 October 2021

YMCA TRUST

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF YMCA TRUST

I report to the trustees on my examination of the financial statements of YMCA Trust (the charity) for the year ended 31 March 2021.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

Champion Accountants LLP

Champion Accountants LLP

Unit 2 Olympic Court
Whitehills Business Park
Blackpool
Lancashire
FY4 5GU

Dated: 11 October 2021

YMCA TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
Income from:							
Donations and legacies	3	25	-	25	5,326,277	562,290	5,888,567
Investments	4	140,252	-	140,252	118,732	-	118,732
Total Income		140,277	-	140,277	5,445,009	562,290	6,007,299
Expenditure on:							
Charitable activities	5	5,846	-	5,846	17,540	4,020	21,560
Other	11	13,776	-	13,776	23,725	-	23,725
Total resources expended		19,622	-	19,622	41,265	4,020	45,285
Net gains/(losses) on investments	10	-	-	-	13,820	-	13,820
Net income for the year/ Net movement in funds		120,655	-	120,655	5,417,564	558,270	5,975,834
Fund balances at 1 April 2020		5,417,564	558,270	5,975,834	-	-	-
Fund balances at 31 March 2021		5,538,219	558,270	6,096,489	5,417,564	558,270	5,975,834

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

YMCA TRUST

BALANCE SHEET

AS AT 31 MARCH 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Investment properties	12	6,900,250		6,900,250	
Current assets					
Cash at bank and in hand		31,027		300,424	
Creditors: amounts falling due within one year	14	(108,164)		(431,651)	
Net current liabilities			(77,137)		(131,227)
Total assets less current liabilities		6,823,113		6,769,023	
Creditors: amounts falling due after more than one year	15	(726,624)		(793,189)	
Net assets		6,096,489		5,975,834	
Income funds					
Restricted funds	16	558,270		558,270	
Unrestricted funds		5,538,219		5,417,564	
		6,096,489		5,975,834	

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2021.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Trustees on 11 October 2021

Mr C Holt MBE Chairman
Trustee

Company Registration No. 10764579

YMCA TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

Charity information

YMCA Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Unit 2 Olympic Court, Whitehills Business Park, Blackpool, Lancashire, FY4 5GU.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's [governing document], the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. In making this assessment, the trustees have taken account of the capital repayment holidays obtained on certain bank loans due to the pandemic. These were originally granted to July 2021, but full repayments were commenced in November 2020 and continue to be made.

They also rely on the support of Fylde Coast YMCA by way of a loan which is reduced by rent charges on an annual basis. Fylde Coast YMCA have indicated that they will continue to provide this support based on their own assessment of cash flow requirements.

The trustees have realised the sale of a property after the year end which has reduced borrowing and made a significant reduction in the ongoing monthly loan repayments. They will consider the sale of other properties should the need arise. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

YMCA TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Rental income is recognised when receivable.

1.5 Expenditure

Resources expended are recognised on an accruals basis and are classified under headings that aggregate all costs related to the category.

1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	Unrestricted funds	Restricted funds	Total
	2021 £	2020 £	2020 £	2020 £
Donations and gifts	25	5,326,277	562,290	5,888,567

YMCA TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

4 Investments

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Rental income	140,190	117,590
Interest receivable	62	1,142
	<u>140,252</u>	<u>118,732</u>

5 Charitable activities

	Direct expenditure	Direct expenditure	Grant	Total
	2021	2020	2020	2020
	£	£	£	£
Bank Charges	80	3,100	-	3,100
Irrecoverable VAT	1,226	1,222	-	1,222
Repairs	138	612	-	612
Legal Fees	1,552	7,676	-	7,676
Sundry Expenses	-	330	-	330
	<u>2,996</u>	<u>12,940</u>	<u>-</u>	<u>12,940</u>
Grant funding of activities (see note 6)	-	-	4,020	4,020
Share of governance costs (see note 7)	2,850	4,600	-	4,600
	<u>5,846</u>	<u>17,540</u>	<u>4,020</u>	<u>21,560</u>
Analysis by fund				
Unrestricted funds	5,846	17,540	-	17,540
Restricted funds	-	-	4,020	4,020

6 Grants payable

	Grant
	2020
	£
Grants to institutions:	
Other	<u>4,020</u>

Restricted funds donated to the charity were donated to Fylde Coast YMCA for the same restricted use. No grants have been made in the year to 31 March 2021.

YMCA TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

6 Grants payable (Continued)

-

7 Support costs

	Support costs £	Governance costs £	2021 £	Support costs £	Governance costs £	2020 £
Audit fees	-	-	-	-	1,750	1,750
Accountancy	-	2,850	2,850	-	2,850	2,850
	-	2,850	2,850	-	4,600	4,600
Analysed between Charitable activities	-	2,850	2,850	-	4,600	4,600

Governance costs includes payments to the auditors of £Nil (2020 - £1,750) for audit fees.

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

9 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Total	-	-

10 Net gains/(losses) on investments

	Total Unrestricted funds
	2021 £
Revaluation of investment properties	13,820

YMCA TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

11 Other

	Unrestricted funds	Unrestricted funds
	2021	2020
Financing costs	13,776	23,725

12 Investment property

	2021 £
Fair value	
At 1 April 2020 and 31 March 2021	6,900,250

Investment property comprises a portfolio of various properties rented to Fylde Coast YMCA for charitable purposes. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 30 January 2017 by Bushells & Benstead Chartered Surveyors, who are not connected with the charity. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties, and has been updated subsequently by the Trustees on the same basis.

13 Loans and overdrafts

	2021 £	2020 £
Bank loans	782,132	810,183
Payable within one year	55,508	16,994
Payable after one year	726,624	793,189
Amounts included above which fall due after five years:		
Payable by instalments	504,594	628,609

The long-term loans are secured by fixed charges over seven properties owned by the charity.

The bank loans are repayable over varying periods on a capital and interest basis, expiring between 2032 and 2043. Capital repayment holidays were used on certain loans with a corresponding extension to the final repayment term.

YMCA TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

14 Creditors: amounts falling due within one year

	Notes	2021 £	2020 £
Bank loans	13	55,508	16,994
Other taxation and social security		2,950	2,950
Trade creditors		69	-
Other creditors		41,267	407,107
Accruals and deferred income		8,370	4,600
		<u>108,164</u>	<u>431,651</u>

Other creditors relates to a loan from Fylde Coast YMCA, a connected charity. The loan is interest free, unsecured and repayable on demand.

15 Creditors: amounts falling due after more than one year

	Notes	2021 £	2020 £
Bank loans	13	<u>726,624</u>	<u>793,189</u>

The bank loans are repayable over varying period on a capital and interest basis, expiring between 2032 to 2043.

16 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Movement in funds	
	Incoming resources £	Resources expended £	Balance at 1 April 2020 £	Incoming resources £	Balance at 31 March 2021 £
Paterson House development	558,270	-	558,270	-	558,270
Lakeside development	4,020	(4,020)	-	-	-
	<u>562,290</u>	<u>(4,020)</u>	<u>558,270</u>	<u>-</u>	<u>558,270</u>

The Paterson House development relates to the construction of 12 self contained apartments which are Affordable Rented Housing or Social Rented Housing to tenants up to the age of 25. The development was grant funded which has been fully expended and the property is now held as an investment asset. The restricted fund balance will therefore only be reduced if the property is subject to permanent diminution in value.

YMCA TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

17 Analysis of net assets between funds

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
Fund balances at 31 March 2021 are represented by:						
Investment properties	6,341,980	558,270	6,900,250	6,341,980	558,270	6,900,250
Current assets/ (liabilities)	(77,137)	-	(77,137)	(131,227)	-	(131,227)
Long term liabilities	(726,624)	-	(726,624)	(793,189)	-	(793,189)
	<u>5,538,219</u>	<u>558,270</u>	<u>6,096,489</u>	<u>5,417,564</u>	<u>558,270</u>	<u>5,975,834</u>

18 Financial commitments, guarantees and contingent liabilities

The Trust received donations of various land and buildings from Lytham St. Annes & Fylde Young Mens Christian Association, some of which were subject to contingent liabilities which have been signed over to the YMCA Trust, which now bears the potential ongoing liability. These are detailed below.

The land and buildings originally received by way of donation from Lytham Community Sports Centre have a contingent liability to The Sports Council for grants received in 1999. The grants were awarded to assist Lytham Community Sports Centre in the acquisition and development of the land and buildings and carries with it an obligation to comply with the terms of the grant for a period of 21 years. Should a default of these terms occur, a proportion of the funding would be repayable. No default has occurred and the 21 year period has now expired.

Properties originally acquired by the Association during the year ended 31 March 2008 at a cost of £466,200, were acquired with the aid of £239,105 of commuted sums from Fylde Borough Council. Should the properties ever be sold without being replace or not continue to be occupied under the funding conditions then this funding would be repayable. No provision has been made for any potential repayment as it is not anticipated that the properties would be sold in the foreseeable future.

The Association received grants of £450,158 in the year ended 31 March 2017 and £112,539 in the year ended 31 March 2018 from Fylde Borough Council towards the cost of the Paterson House development. These grants will be repayable if dwellings within the development are occupied other than as Affordable Rented Housing or Social Rented Housing, or the Trust makes any disposal of its interest in the development which is not a disposal as a whole, or a disposal of the whole without notification to the Council in the period to 8 August 2056. The Trustees do not intend to breach the terms of the grant and therefore no contingent liability has been recognised in the accounts.

At 31 March 2021 the Trust had annual commitments under non-cancellable operating leases for buildings of £1 per annum. The total remaining liability amounts to £79 (2020: £80). The financial commitment relates to a 99 year lease on the Lofthouse Building, Fleetwood, given by the Lofthouse family in November 2001. With effect from 1 April 2003 the building has been leased to the Fylde Coast YMCA for 25 years at £1 per annum.

The Trust is party to a guarantee for a bank loan in Fylde Coast YMCA which is secured on land held by the Trust along with assets owned by Fylde Coast YMCA. The maximum liability arising under this guarantee is £3,464,877.

YMCA TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) ***FOR THE YEAR ENDED 31 MARCH 2021***

19 Related party transactions

Transactions with related parties

During the year the charity entered into the following transactions with related parties:

The charity is connected with the Fylde Coast YMCA. During the year the charity received rent of £140,190 and at the balance sheet date an amount of £41,267 was owed to Fylde Coast YMCA.