

# RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION

England & Wales · Charity number 250986

## Details

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Other names	YOUNG MEN'S CHRISTIAN ASSOCIATION RIPON BRANCH, RIPON YMCA
Status	Registered
Legal form	Other
Registered	1967-01-09
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	YMCA 5 Water Skellgate Ripon HG4 1BQ
Phone	01765607609
Email	<a href="mailto:ceo@riponymca.org">ceo@riponymca.org</a>
Website	<a href="http://riponymca.org">riponymca.org</a>

## Activities

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**Objects:** (1) 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 EXTENTION OF HIS KINGDOM.(2) TO LEAD YOUNG PEOPLE TO THE LORD JESUS CHRIST AND TO FULLNESS OF LIFE IN HIM.(3) 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.(4) 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.(5) 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.(6) TO PROVIDE RESIDENTIAL ACCOMMODATION FOR PERSONS OF ALL AGES WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY REASONS OF THEIR SOCIAL, PHYSICAL OR ECONOMIC CIRCUMSTANCES.

**Activities:** The provision of hostel accommodation for single young people aged 16-35. We provide a hall, lounge, training room for the use of the Ripon community. Our own work includes a drama club for young people aged 11-16 and a parent and toddler group.

## Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Accommodation/housing, Religious Activities, Arts/culture/heritage/science, Economic/community Development/employment
- **Who:** Children/young People, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- **Area of benefit:** RIPON AND DISTRICT
- North Yorkshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£528,287	£382,222	£870,140	9
2024-03-31	£415,382	£327,382	-	-
2023-03-31	£271,986	£261,958	-	-
2022-03-31	£283,452	£235,933	-	-
2021-03-31	£265,560	£198,897	-	-

## Trustees

Name	Role	Appointed
JOANNE THACKWRAY	Chair	2018-07-18
Anthony Pitt		2021-07-21
Rebecca Mian		2021-07-21
Victoria Hogg		2023-07-19
Yvonne Agars		2022-07-20

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION**

England & Wales - Charity number 250986

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# Accounts

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# Ripon YMCA Annual Report 2024-2025



Everyone should have a fair chance to discover who they are and what they can become.

## About YMCA

YMCA believes in fairness and opportunity. There are essential building blocks for a full and rewarding life: a safe home; acceptance; guidance; friendship; physical and mental health; academic support; employment skills; and access to real opportunities. Many young people have never known these things; other people have lost one or more as they grew up, but we all need them. All of us. At YMCA, we provide these critical foundations for a fresh, strong start for young people and a better quality of life in the community.

## About Ripon YMCA

### **Our Vision:**

Ripon is a place where all young people can live safely, securely and independently, fulfilling their potential, and being valued members of the community.

### **Mission:**

To remove young people from homelessness through the provision of accommodation, and address issues that prevent young people from achieving their potential, such as poor mental health, family breakdown, lack of opportunities and aspirations.

In March 2025 we launched a **New Strategic Plan**. Our goals, vision and mission are simplified and will keep us on track from April 2025 to March 2028.

Ripon YMCA is an Unincorporated Charity called an Association. We also have a dormant Incorporated Organisation called YMCA Ripon CIO.

These are the advisors, members and accountants at the end of the financial year 2024 to 2025:

Patron	Joanne Ropner LL
Chair	Ian Varnes
Vice Chair	Vacant
Treasurer	Anthony Pitt
Board Members	Jo Thackwray Rebecca Mian Yvonne Agars Vicky Hogg

CEO: Lucy Downes

Bankers: HSBC, 34 Westgate, Ripon, North Yorkshire

Auditors: Fortus Ltd, Equinox House, Clifton Park, Shipton Rd, York, YO30 5PA

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chair, Treasurer and Vice Chair. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of Trustees is carried out every few years to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk).

Our constitution allows for Board members to be co-opted within the governance year.

We are undertaking the self-assessment for the Trusted Charity Status, and continuing to grow, develop and learn.





# YMCA RIPON

## Strategic Plan 2025 to 2028

### Our Vision

What we want:  
Ripon to be a place  
where all young  
people feel happy,  
safe and secure.

### Our Mission

How we will do it:  
Ripon YMCA will ensure  
that all young people  
will have access to  
Youth Work, Training,  
Support and  
Accommodation

Holistic

Fun

Compassionate

Honest

Energetic

**Our Culture**

**We are:**

Advocates

Creative

Welcoming

Caring

Supportive

Exciting

Inspiring

### Our Goals

1. To provide quality, safe, secure and supported accommodation for young people in Ripon
2. To use our influence and work with others to ensure young people in Ripon have opportunities for a full and rewarding life

## Chair's Report

It has been a truly positive and progressive year for Ripon YMCA, as we have made significant strides against our strategic objectives while staying true to our mission and vision.

At the heart of all we do is our commitment to supporting young people—through high-quality youth work in our local community and by providing a safe, welcoming, and stable home for those who need it most. Our passion remains rooted in not just offering housing, but in delivering the support that enables our tenants to build confidence, develop their plans, and move forward into more independent and fulfilling lives.

Our achievements this year are only possible thanks to the dedication and compassion of our exceptional staff team, the ongoing generosity of our community, and the vital support we receive from local authority and national grant-makers, including the National Lottery Community Fund, Children in Need, and the Lloyds Bank Foundation for England and Wales, among many others. We are deeply grateful for every contribution that helps make our work possible.

As a Board of Trustees, we have focused on strengthening the foundations of our organisation. From securing financial stability and enhancing governance, to ensuring that our staff are well supported—this work has placed us in a stronger position to respond to increasing demand. Looking ahead, we are excited by the opportunity to grow and improve our facilities so we can support even more young people. Our ongoing transition to become a Charitable Incorporated Organisation (CIO) represents a pivotal step forward, enabling greater flexibility and future growth.

I would also like to extend my sincere thanks to Sean McKibben, who stepped down as Chair of the Board of Trustees during the past year. Sean's leadership and wisdom have been instrumental in guiding Ripon YMCA to its current position of strength, and we owe him a great debt of gratitude.

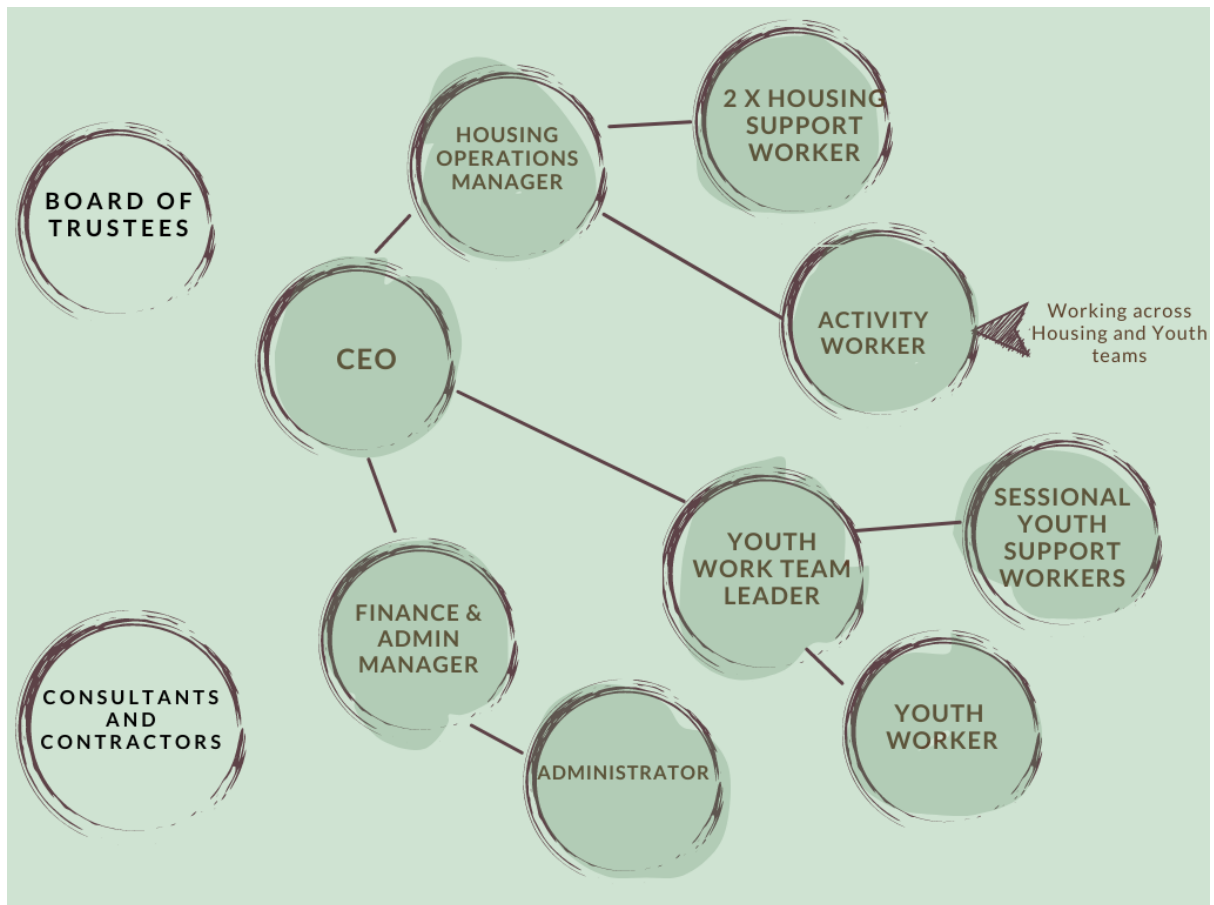
Of course, the year has not been without its challenges. Yet, I have been consistently impressed by the resilience and problem-solving spirit shown by our tenants, staff, and trustees alike. Their commitment to overcoming obstacles and working together has been inspiring.

As we look to the year ahead, we know it will be both challenging and rewarding. The need for our services has never been greater. And while the pressures remain, we continue to be motivated by the incredible stories of those who move on from Ripon YMCA into the next chapter of their lives—more confident, independent, and hopeful for the future.

Thank you to everyone who has supported Ripon YMCA this past year. Together, we are making a lasting difference for young people.

Ian Varnes – Chair, Ripon YMCA

## Staffing Structure as of March 2025:



## Services and Activity from April 2024 to March 2025

We have seen a wide range of successes and faced a number of challenges in the year from April 2024.

Our Housing Team continue to develop their professional practice and their capacity to respond to those living with us. We are registered with Ofsted in order to provide housing for 16 and 17 year olds.

Our individualised support package for tenants responds to their needs and aspirations with a significant number of tenants having found sustained employment, education or volunteering opportunities. We find that local authority housing takes time to become available for those ready to move on, and the local private rental sector is too expensive for many.

Our Ripon Youth Matters project funded by the National Lottery Community Fund continues to develop pace. We have an exciting opportunity to learn about the needs and wants of local young people and provide exciting opportunities.

We have a small grant secured from Ripon City Council to support the Ripon Youth Work Partnership, Ripon Youth Volunteering Network and Teen Talk, alongside some community training for partner agencies. Being recognised as the leading youth work provider in Ripon

is positive and continues to contribute to our reputation and the quality of the work carried out.

I would like to celebrate our amazing volunteers, Jonty and Mandy, for their significant contribution to the work of the team. I would also like to thank the whole staff team for their hard work as we continue to flourish and work with many partners to maximise our reach for the young people we serve.

In 2020 we created a Strategic Plan which whilst followed, was far exceeded by 2024. We have now created a new plan for 2025 to 2028 that builds and embeds development and strategy to enable us to move forward.

We continue to work with several advisors to develop our capacity and who keep us striving to be the best we can be. I would like to finally thank the Board who have provided me with unwavering support over the last year, alongside the flexibility to develop and strengthen our team.

Lucy Downes - CEO Ripon YMCA

### **Staff Feedback – what makes you proud?**

“I am proud of how we have grown as an organisation over the past year, how when we set ourselves goals and challenges, we achieve, often exceed, and learn from them”.

“I feel proud to work in an organisation where everyone works towards achieving the same high standards, we all strive to provide better, more effective and efficient working practices within our individual teams for the good of the organisation and of the community around us”.

“One of my biggest achievements this year has been improving tenant rooms and office spaces. These improvements have made a real difference for both tenants and staff, creating a more welcoming and psychologically informed environment. The positive feedback from our partners shows just how impactful these changes have been, reinforcing our dedication to continuous improvement”.

“Our culture appreciates that we are all people with responsibilities commitments and feelings. I feel like my goals and ambitions are supported here, opportunities are made to utilise your skills, adaptations are made and compassion is given when needed”.

“I am proud of how the housing team, the youth team and our volunteers work together to provide support for our tenants and young people – specifically for our Cooking Social and You Matter sessions”

“I'm proud to be part of a team that genuinely cares - for each other and for the young people we work with and support. Over the past year, we've worked together to strengthen youth engagement, creating spaces that feel safe, welcoming and empowering. The support we show one another as colleagues makes a real difference and I think that shines through in everything we do”.

## Progress Against Our Strategic Plan

We will respond to each of our strategic goals individually in this report to demonstrate our progress and plans.

**Goal 1:** To provide good quality, safe and secure accommodation in Ripon, helping to ensure housing needs of young people are appropriately met.

### **Progress and activity:**

In 2024 to 2025:

- We provided Supported Housing to 26 young people, 7 young people moved out within the year.
- We received 39 enquiries for accommodation in the year.
- We negotiated a significant increase in Supported Housing rent via Housing Benefit to include Ofsted registration, increased costs due to inflation and a more sustainable maintenance program.
- We applied to Ofsted to become a registered provider for the delivery of Supported Housing for 16 and 17 year olds.
- We are working closely with Childrens Social Care, in particular the Leaving Care teams to ensure our work with 16 and 17 year olds is robust and meets Ofsted standards.

# Accommodation at Ripon YMCA in 24/25



Total tenants Supported

## Gender

Identify as Female

25%

Identify as Male

75%

New tenants

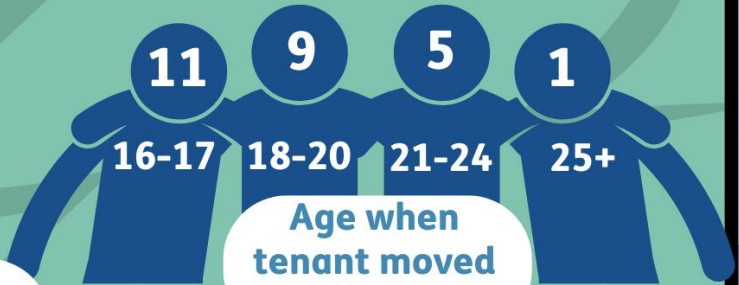
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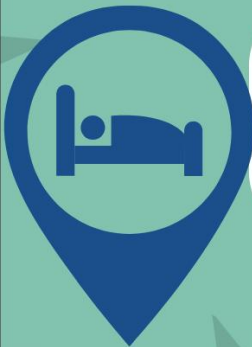
Tenants moved out



Family breakdown was the reason why 50% of tenants moved in



Age when tenant moved into the YMCA



7310 Number of nights accommodation provided

## Whilst they lived with us.....

- 18 have engaged with Mental Health Services
- 6 have been employed
- 3 have volunteered
- 10 have been in education or training



Average length of stay is 18 months

6 tenants moved into a positive housing situation

100% of tenants are registered with a doctor and dentist

100%

43% moved into a social housing property



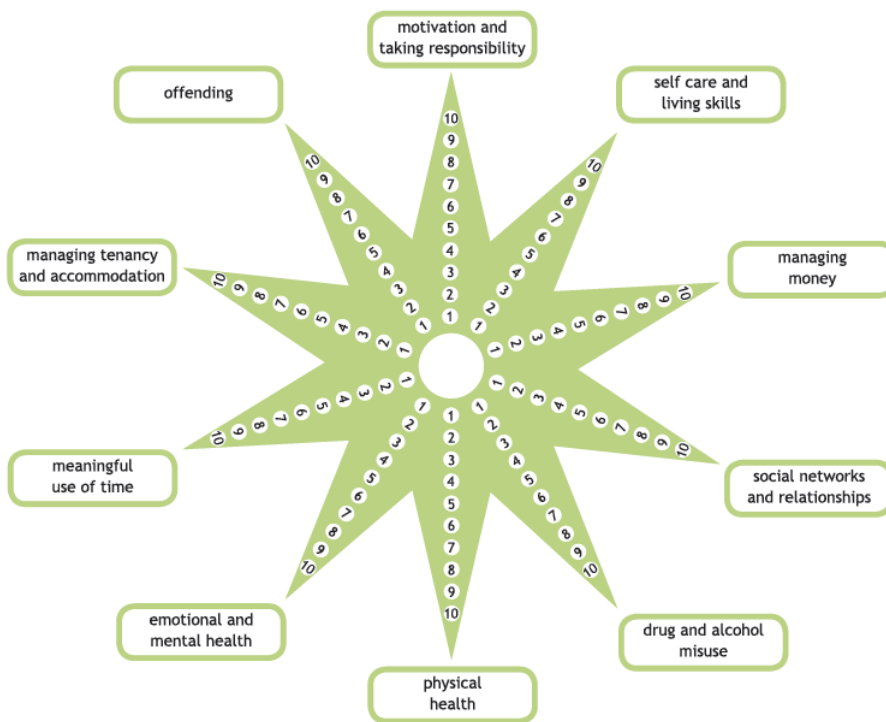
**Goal 2:** To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.

**Progress and activity:**

In 2024 to 2025:

- We provided regular keywork sessions with tenants at the YMCA, weekly group work focusing on developing independent living skills.
- Working with tenants we identify that finding a “managing tenancy” is one of the main reasons for contact, with the 2<sup>nd</sup> being “social networks and relationships” then “meaningful use of time”. These topics are taken from the Outcome Star we use with tenants to explore their needs and develop an understanding of how we can help them. It can also be used to track progress, but we don’t see the patterns you may expect (upward trends as tenants move to independence) because of a range of factors. See below for the Outcome Star template.

### The Outcomes Star



Housing Outcome Star – Tenants will work with their Keyworker to identify where they sit on the scale against the topics.

**Goal 3:** To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.

**Progress and activity:**

In 2024 to 2025:

- We successfully applied for several grants, trusts and donors to fund our work and have exceeded our funding expectations in the Strategic Plan.
- We have developed a variety of different youth projects and have engaged over 2500 times with young people.
- We delivered 166 youth work sessions in the year and staff dedicated over 561 hours of delivery.
- We continue to chair Ripon Youth Work Partnership which started in 2021 following an increase in anti-social behaviour in Ripon. The partnership continues to grow and is a resource for the police, local decision makers and providers of Youth Work.

**Goal 4:** Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society and community.

**Progress and activity:**

In 2024 to 2025:

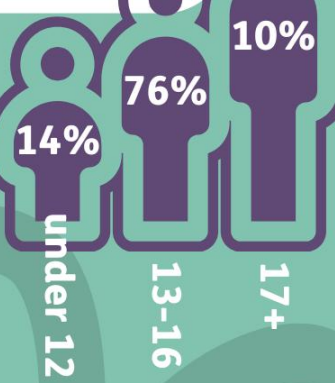
- We provide resources and information to local organisations around homelessness, mental health and safeguarding.
- We lead and chair the Ripon Youth Work Partnership.
- We enabled Teen Talk youth voice feedback and provided it to the Youth Work Partnership and Ripon City Council. A new Youth Council has started in Ripon with our support.
- Our Young Leaders Group has been involved in supporting numerous community events and organisations including the Ripon Theatre Festival and Ripon Library.
- We continue to develop our partnerships and reputation amongst funders and local organisations to ensure we are involved and included in future plans and developments.

# Youth work at Ripon YMCA in 24/25

**2533**

**Number of times we engaged with a young person in a session or activity**

**Age of young people attending**



**561 hours of staff delivery time**

**Supported by over 50 volunteer hours**



**We engaged with 200 individual young people in sessions**



**166 sessions delivered**



**8 young people met at the Town Hall and formed a new Ripon Youth Council**



**The Ripon Youth Work Partnership have engaged with 48 professionals**

**100% said they would recommend our training to a colleague**



**21 people attended our partnership training in Safeguarding and Working with Young People**



**Issues coming up in sessions**



**We are grateful to the following organisations, funders and partners who have supported our work in 2024/2025.**

Angela Portz	The National Lottery Community Fund
BBC Children in Need	NYC locality fund
Boroughbridge Dental Services	Realitea
Charles and Elsie Sykes Trust	Ripon Cathedral Chapter Fund
Evolve	Ripon City Council
Farmison	Ripon Girls Group
HADCA	Ripon Piscatorial Association
Holy Trinity Church	Rotary Club of Ripon
Lloyds Bank Foundation for England & Wales	Rotary Club of Ripon Rowells
M&S Ripon	Sainsbury's Ripon
Mary Magdalen's Chapel, Ripon	Screwfix Foundation
Morrisons Community Champion	YMCA Charity Shop, Ripon
	Yorkshire Building Society

**We are also grateful to the many individual donors and community supporters for their ongoing commitment to our work. We continue to receive many donations in support of our projects and in remembrance.**

**Thank you**

# Treasurers Report

2024-25 has been another year of sustainable growth, as the organisation continued to build robust foundations and leverage these to grow at a manageable pace. Our housing income has grown as a result of focused work to ensure that our occupancy rates are high and our rents are sustainable.

Our financial position has improved since the prior year; free reserves have increased from £130,465 to £152,320. This means we have met our target level of free reserves, demonstrating that we continue to operate on a sustainable basis.

Total turnover for the year is £517,664 (2023-24 £415,013), this has enabled the organisation to strengthen our staffing position, to maintain and develop our buildings and their fittings, as well as to enhance our programme of activity.

This has been driven by effective fundraising, the continued generosity of the public through donations, and through effective management of costs. This year, we were in a position to buy out our historic pension liability, which puts us on a surer footing over the long term, as well as supporting us to transfer to CIO status next year.

The trustees undertook work to identify an appropriate policy for securing our long-term future, which has resulted in the transfer of £120,000 to designated funds. We now have a Property Development fund of £200,494 and an Organisation Development fund of £40,000. This has been my fourth year at the YMCA as Treasurer. It has been great to see the organisation continue to grow, manage risks appropriately, and move towards CIO status.

Anthony Pitt – Treasurer Ripon YMCA

**The next pages to contain the following:**

- **Statement of Income and Expenditure**
- **Statement of Financial Position**

**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2025**

	Note	Unrestricted 2025 £	Designated 2025 £	Restricted 2025 £	Total 2025 £	Restated Total 2024 £
Turnover		426,744	-	90,920	517,664	415,013
Operating costs	3	(287,336)	(12,506)	(82,380)	(382,222)	(327,382)
Operating surplus		139,408	(12,506)	8,540	135,442	87,631
Interest receivable and similar income		10,623	-	-	10,623	369
Surplus/(deficit) for the year on ordinary activities		150,031	(12,506)	8,540	146,065	88,000
Profit/(loss) on sale of fixed assets		(117)	-	-	(117)	-
Gain / (loss) on revaluation		27,577	-	-	27,577	35,975
<b>Total comprehensive income /(expenditure) for the year</b>		<b>177,491</b>	<b>(12,506)</b>	<b>8,540</b>	<b>173,525</b>	<b>123,975</b>

The above figures are derived from continuing operations.

Approved by the trustees on 16 July 2025 and signed on their behalf by]

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2025**

	Note	2025 £	Restated 2024 £
<b>Tangible fixed assets</b>	6	425,365	401,919
<b>Current assets</b>			
Debtors and prepayments	7	17,487	15,757
Cash at bank and in hand		443,871	309,909
		<u>461,358</u>	<u>325,666</u>
Creditors: Amounts falling due within one year	8	(16,583)	(25,905)
<b>Net current assets</b>		<u>444,775</u>	<u>299,761</u>
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	-	(5,065)
		<u>870,140</u>	<u>696,615</u>
<b>Total net assets</b>		<u><u>870,140</u></u>	<u><u>696,615</u></u>
<b>Reserves</b>			
Income and expenditure reserve		595,025	532,384
Designated development fund		200,494	113,000
Designated CIO fund		40,000	20,000
Revaluation reserve		-	-
Restricted Funds		34,621	31,231
		<u>870,140</u>	<u>696,615</u>
<b>Total reserves</b>	12	<u><u>870,140</u></u>	<u><u>696,615</u></u>

The financial statements were approved and authorised for issue by the trustees on 16 July 2025 and signed on their behalf by:

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION  
(KNOWN AS RIPON YMCA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2025**

Charity Number 250986

Housing Association Number LH3651

**Fortus**<sup>®</sup>

## RIPON YMCA

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## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025

#### REFERENCE AND ADMINISTRATIVE INFORMATION

<b>Charity Number</b>	250986
<b>Registered Address</b>	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
<b>Patron</b>	Jo Ropner LL
<b>Trustees</b>	
Chairperson	Sean McKibben (resigned as Chair 20 <sup>th</sup> November 2024, resigned as Trustee 2 <sup>nd</sup> February 2025) Ian Varnes (appointed Trustee 5 <sup>th</sup> June 2024, elected Chair 20 <sup>th</sup> November 2024)
Treasurer	Anthony Pitt
Vice Chair	Post currently vacant
Additional trustees:	Jo Thackwray Rebecca Mian Yvonne Agars Vicky Hogg
<b>Key Management Personnel</b>	Lucy Downes - CEO
<b>Principal Bankers</b>	HSBC plc 34 Westgate, Ripon, North Yorkshire
<b>Independent Examiner</b>	Frances Howard Fortus Limited Equinox House, Clifton Park Shipton Road York YO30 5PA

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025 CONTINUED

The trustees present their report and financial statements for the year ended 31 March 2025. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards, the details are set out further in the basis of preparation and accounting policies on page 11.

#### Objectives

The objects of the Association arise from its acceptance of the Paris Basis 1855 incorporated into the National Statement of the Aims and Purposes of the YMCA in England, adopted at the National Assembly of the English Young Men's Christian Associations in the year 2003, namely:

*"The YMCA is a Christian Movement which seeks 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. It welcomes into its fellowship persons of all religious faiths and of none".*

In accordance with its Christian values the YMCA stands for:

- A worldwide fellowship based on the equal value of all persons
- Respect and freedom for all, tolerance and understanding between people of different opinions
- Active concern for the needs of the community
- United effort by Christians of different traditions

As the expression of its Christian purposes the YMCA aims to:

- Provide a welcome to its members for themselves in a meeting place which is theirs to share where friendships can be made and counsel sought
- Develop activities which stimulate and challenge members in an environment that enables them to take responsibility to find a sense of achievement
- Involve all members in the care and work for others
- Create opportunities for exchanging views so that members can improve their understanding of the world, of themselves and of one another

Accordingly, the objects of the Association are:

- (1) 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.
- (2) To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) To provide short term 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.

#### Housing Association

Ripon YMCA is a Registered Provider of Social Housing and has 19 bedsits that were converted in the 1980's and 90's using grants from the agency now called Homes England. We also redeveloped a 3 bedroom shared house on site which became available for use in 2021. This project was self-funded and currently provides us with additional Supported Accommodation for young people in Ripon.

The trustees have due regard to the Charity Commission's guidance on public benefit, and ensure that the activities of the organisation meet those requirements.

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025 CONTINUED

#### ACHIEVEMENTS AND PERFORMANCE

The objects of Ripon YMCA are to provide youth and community work within the local area. This is achieved by providing the following quality programme of work in: -

1. Supported housing for primarily young people aged 16-25.
2. Programmed projects to develop life skills and employability.
3. Programmed youth work for young people.

The charity's management team have continued to build on its performance last year to improve its financial base. The additional capacity of an extended team has enabled us to develop our services in Supported Housing for young adults.

Our Youth and Community work has expanded and continues to develop the range of opportunities for young people in Ripon. Several multi-year projects are now funded providing a secure base for Youth Work in the organisation.

We continue to develop provision and are working towards our new strategic plan for 2025 - 2028.

Our 2020 to 2025 strategic plan identified 4 Goals for Ripon YMCA:

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society.

#### VALUE FOR MONEY METRICS

This is a requirement of the Housing Association:

	2025	2024	NHF*
<b>Business Health</b>			
Operating Margin (overall) %	26%	21%	18.2%
Operating Margin (social housing) %	20%	(7%)	19.8%
EBITDA MRI - % of interest cover	0%	0%	128%
<b>Development &amp; Capacity</b>			
New Supply – social housing units %	0%	0%	1.3%
New Supply – non-social housing units %	0%	0%	0.27%
Gearing %	(111%)	(82%)	45%
<b>Outcomes</b>			
Reinvestment %	1%	1%	6.7%
<b>Asset Management</b>			
Return on Capital Employed	14%	11%	2.8%
<b>Operating Efficiency</b>			
Headline social housing cost per unit	£13,629	£13,578	£4,586

\*figures taken from NHF report 2024

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025 CONTINUED

#### FINANCIAL REVIEW

The charity has made an operating surplus of £135,442 (2024: £87,631). Due to interest received and a revaluation of the buildings, the charity is showing an overall surplus of £173,525. The surplus was achieved through accurate financial planning and additional tracking of spend against grant income. Staffing costs have increased to deliver against project work and occupancy has been higher than expected.

#### RESERVES POLICY

The trustees have designated an extra £100,000 to the property development fund to cover various capital projects planned.

The trustees have designated an extra £20,000 to an organisation development fund for the charities governance and capacity whilst working towards an incorporation structure (CIO).

The total charity funds at the year-end were £870,140 (2024: £696,615) which includes the revaluation reserve of £nil (2024: £nil). After removing the remaining fixed assets of £425,365 (2024: £401,919), the designated fund of £240,494 (2024: £133,000), the restricted funds of £34,621 (2024: £31,231) and covering commitments of £17,340 (2024: £17,640) , this leaves free reserves at £152,320 (2024: £130,465).

The trustees have decided that free reserves should reflect 6 months of operating costs at £151,712.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Ripon YMCA is registered with the Housing Association (Number LH3651) and is a registered charity (Number 250986).

The charity adopted the model constitution of YMCA as amended 5 October 1981, 6 January 1989, 25 May 1994 and 25 May 2005.

A charitable incorporated organisation (CIO - 1180912) has been registered in November 2018 with the intention to achieve limited liability status, a form that is better suited to the charity's development. Limited activity has been recorded in the new charity as yet. It is intended that the charity's assets and liabilities will be transferred to this new organisation on 1 April 2026.

The trustees have undertaken an assessment and confirmed the charity's compliance with the Governance and Financial Viability Standard.

The charity receives Health and Safety, Governance and Legal support via professional consultants. We also look to Community First Yorkshire, NCVO and YMCA E & W for compliance and governance developments. We have also started to utilise the Trusted Charity Standard.

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of trustees is carried out annually to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk)

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025 CONTINUED

#### Trustee's responsibilities

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

- . In preparing the financial statements the trustees are required to: -
  - Select suitable accounting policies and apply them consistently;
  - Make judgements and estimates that are reasonable and prudent;
  - State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
  - Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees 16 July 2025 and signed on their behalf by:

*Ian Varnes*

.....  
Ian Varnes - Chair

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

### RIPON YMCA YEAR ENDED 31 MARCH 2025

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2025 which comprise the statement of comprehensive income, statement of changes in funds, statement of financial position, statement of cash flows and relevant notes.

#### **Respective responsibilities of the trustees and reporting accountants**

The trustees of the Registered Social Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Since the Trust's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Charities Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW.

#### **Basis of opinion**

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

#### **Opinion**

In our opinion:

- the accounts for year ended 31 March 2025 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2025 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

*Frances Howard*

Frances Howard  
Fortus Limited  
Equinox House, Clifton Park  
Shipton Road  
York  
YO30 5PA

16 July 2025

**RIPON YMCA**

**STATEMENT OF COMPREHENSIVE INCOME  
YEAR ENDED 31 MARCH 2025**

	Note	Unrestricted 2025 £	Designated 2025 £	Restricted 2025 £	Total 2025 £	Restated Total 2024 £
Turnover		426,744	-	90,920	517,664	415,013
Operating costs	3	(287,336)	(12,506)	(82,380)	(382,222)	(327,382)
Operating surplus		139,408	(12,506)	8,540	135,442	87,631
Interest receivable and similar income		10,623	-	-	10,623	369
Surplus/(deficit) for the year on ordinary activities		150,031	(12,506)	8,540	146,065	88,000
Profit/(loss) on sale of fixed assets		(117)	-	-	(117)	-
Gain / (loss) on revaluation		27,577	-	-	27,577	35,975
<b>Total comprehensive income / (expenditure) for the year</b>		<b>177,491</b>	<b>(12,506)</b>	<b>8,540</b>	<b>173,525</b>	<b>123,975</b>

The above figures are derived from continuing operations.

Approved by the trustees on 16 July 2025 and signed on their behalf by:

*Ian Varnes*

.....  
Ian Varnes - Chair



.....  
Anthony Pitt - Treasurer

RIPON YMCA

STATEMENT OF COMPREHENSIVE INCOME  
YEAR ENDED 31 MARCH 2024

	Note	Restated Unrestricted 2024 £	Restated Restricted 2024 £	Restated Total 2024 £	Restated Total 2023 £
Turnover		365,833	49,180	415,013	271,986
Operating costs	3	(298,765)	(28,617)	(327,382)	(261,958)
Operating surplus		67,068	20,563	87,631	10,028
Interest receivable and similar income		369	-	369	-
Surplus/(deficit) for the year on ordinary activities		67,437	20,563	88,000	10,028
Gain / (loss) on revaluation		(56,825)	-	(56,825)	(171,516)
<b>Total comprehensive income /(expenditure) for the year</b>		<b>10,612</b>	<b>20,563</b>	<b>31,175</b>	<b>(161,488)</b>

**RIPON YMCA**

**STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31 MARCH 2025**

	<b>Income and Expenditure</b>	<b>Designated Funds</b>	<b>Revaluation Reserve</b>	<b>Restricted Funds</b>	<b>Total</b>
	£	£	£	£	£
As at 1 April 2024	595,010	133,000	30,174	31,231	789,415
Prior year adjustment	(62,626)	-	(30,174)	-	(92,800)
	-----	-----	-----	-----	-----
Restated at 1 April 2024	532,384	133,000	-	31,231	696,615
Transfer	(114,850)	120,000	-	(5,150)	-
Revaluation Transfer	-	-	-	-	-
Total comprehensive income for the period	177,491	(12,506)	-	8,540	173,525
	-----	-----	-----	-----	-----
As at 31 March 2025	595,025	240,494	-	34,621	870,140
	=====	=====	=====	=====	=====

----- **Restated 2024** -----

	<b>Income and Expenditure</b>	<b>Designated Funds</b>	<b>Revaluation Reserve</b>	<b>Restricted Funds</b>	<b>Total</b>
	£	£	£	£	£
As at 1 April 2023	<b>571,948</b>	<b>63,000</b>	<b>1,050,174</b>	<b>10,668</b>	<b>1,695,790</b>
2024 adjustment	-	-	(1,030,350)	-	(1,030,350)
	-----	-----	-----	-----	-----
Restated at 1 April 2023	571,948	63,000	19,824	-	665,440
Transfer	(70,000)	70,000	-	-	-
Revaluation Transfer	(5,801)	-	5,801	-	-
Total comprehensive income for the period	36,237	-	(25,625)	20,563	31,175
	-----	-----	-----	-----	-----
<b>As at 31 March 2024</b>	<b>532,384</b>	<b>133,000</b>	<b>-</b>	<b>31,231</b>	<b>696,615</b>
	=====	=====	=====	=====	=====

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2025**

	Note	2025 £	Restated 2024 £
<b>Tangible fixed assets</b>	6	425,365	401,919
<b>Current assets</b>			
Debtors and prepayments	7	17,487	15,757
Cash at bank and in hand		443,871	309,909
		461,358	325,666
Creditors: Amounts falling due within one year	8	(16,583)	(25,905)
		444,775	299,761
<b>Net current assets</b>			
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	-	(5,065)
		870,140	696,615
<b>Total net assets</b>		870,140	696,615
 <b>Reserves</b>			
Income and expenditure reserve		595,025	532,384
Designated property development fund		200,494	113,000
Designated Organisational development fund		40,000	20,000
Revaluation reserve		-	-
Restricted Funds		34,621	31,231
		870,140	696,615
<b>Total reserves</b>	12	870,140	696,615

The financial statements were approved and authorised for issue by the trustees on 16 July 2025 and signed on their behalf by:

*Ian Varnes*

.....  
 Ian Varnes - Chair



.....  
 Anthony Pitt – Treasurer

The notes on pages Page 11 to Page 21 form part of these accounts.

**RIPON YMCA**

**STATEMENT OF CASH FLOWS  
YEAR ENDED 31 MARCH 2025**

	Note	2025 £	2024 £
<b>Net cash generated from operating activities</b>	1	<b>135,061</b>	<b>102,946</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(11,722)	(13,828)
Interest received		10,623	369
		<hr/>	<hr/>
<b>Net cash flow from investing activities</b>		<b>(1,099)</b>	<b>(13,459)</b>
<b>Net change in cash and cash equivalents</b>		<b>133,962</b>	<b>89,487</b>
Cash and cash equivalents at 31 March 2024		309,909	220,422
		<hr/>	<hr/>
Cash and cash equivalents at 31 March 2025		443,871	309,909
		<hr/> <hr/>	<hr/> <hr/>

**Notes to the statement of cash flows**

	2025 £	2024 £
<b>1. Net cash generated from operating activities</b>		
Surplus for the year	146,065	88,000
Interest received	(10,623)	(369)
Depreciation and loss on disposal	15,736	30,525
Decrease/(increase) in debtors	(1,730)	(12,065)
(Decrease)/increase in creditors	(14,387)	(3,145)
	<hr/>	<hr/>
<b>Net cash flow from operating activities</b>	<b>135,061</b>	<b>102,946</b>
	<hr/> <hr/>	<hr/> <hr/>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 1. ACCOUNTING POLICIES

##### Statutory information

Ripon YMCA is a registered charity in England & Wales and registered with the housing association. The registered address and place of business is 4 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ.

##### Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2018 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

##### Going concern

The trustees are planning to transfer the funds and activities of the charity to the currently dormant CIO, YMCA Ripon Charitable Incorporated Organisation (Charity Number 1180912) on 1 April 2026. This transfer forms part of our strategic plan to enable us to achieve growth. We plan to transfer all staff, systems, services, assets, and liabilities and to continue to deliver our services in operation as a CIO over the long term.

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### Tangible fixed assets and depreciation

Expenditure on fixed assets costing more than £250 is capitalised.

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual value evenly over their expected useful lives as follows subject to annual review:

Housing property (inc. land)	2.5%	Straight line
Hall area	2.5%	Straight line
Housing furniture & equipment	25%	Reducing balance
Vehicles	25%	Reducing balance
Hall area furniture & equipment	25%	Reducing balance

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 1. ACCOUNTING POLICIES (continued)

##### Revaluation Policy

The trustees have decided to obtain a commercial revaluation of the property every 5 years and to perform a revaluation using indices on an annual basis. The next commercial revaluation will take place in March 2026.

##### Turnover

All income is included in the statement of comprehensive income when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

##### Grants

Income from donations and grants, including capital grants, are included in income when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions, which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in income until the pre-conditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to pre-conditions regarding entitlement, this income is included in income of restricted funds when receivable.

##### Operating costs

Expenditure is included in the statement of comprehensive income on an accrual's basis.

##### Pension

Ripon YMCA 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. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Ripon YMCA.

In October 2024 Ripon YMCA was able to discharge the liability for this pension. No further liability stands.

New members auto enrol into the NEST pension scheme. The costs are charged to the statement of comprehensive income as incurred.

##### Fund accounting

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

##### Designated funds

Designated funds are part of unrestricted funds which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated funds as appropriate.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 1. ACCOUNTING POLICIES (continued)

##### Restricted funds

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

##### 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.

Our property assets are the most significant and complex balance in our accounts. Given their prominence, over the last two years we have focused on developing our accounting policy towards these, consulting with best practice in the sector. We have adopted a policy of revaluing our properties as a minimum quinquennially using an independent property expert's valuation, and of using the Nationwide House Price Index in interim periods. The trustees are of the view that the comparative / market approach used by the valuer represents the most accurate basis of valuation, given it reflects the economic benefit we could receive if selling the property.

#### 2. SOCIAL HOUSING TURNOVER AND COSTS

	2025 £	2024 £
Social housing lettings	371,677	276,224
Service charges receivable	3,184	3,250
	<hr/>	<hr/>
Total turnover from social housing lettings	374,861	279,474
Social housing activity expenditure (note 3)	(299,842)	(298,705)
	<hr/>	<hr/>
Operating profit/(deficit) from social housing activities	75,019	(19,231)
	<hr/> <hr/>	<hr/> <hr/>

Void losses during the year were £24,527 (2024: £18,349).

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**3. OPERATING COSTS**

	<b>Unrestricted 2025 £</b>	<b>Designated 2025 £</b>	<b>Restricted 2025 £</b>	<b>Total 2025 £</b>
Staff costs	184,065	-	57,947	242,012
Management	41,259	-	-	41,259
Routine maintenance	11,899	11,334	-	23,233
Depreciation	15,736	-	-	15,736
Other costs	6,232	533	8,866	15,631
Administration costs	12,062	639	15,567	28,268
Pension fund deficit	16,083	-	-	16,083
	<hr/>	<hr/>	<hr/>	<hr/>
	287,336	12,506	82,380	382,222
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Housing expenditure	287,336	12,506	-	299,842
Non-housing expenditure	-	-	82,380	82,380
	<hr/>	<hr/>	<hr/>	<hr/>
	287,336	12,506	82,380	382,222
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Included in administration costs is the independent examination fee of £2,524 (2024: £2,309).

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**3. OPERATING COSTS (continued)**

	<b>Unrestricted 2024 £</b>	<b>Restricted 2024 £</b>	<b>Total 2024 £</b>
Staff costs	173,224	17,727	190,951
Management	38,781	-	38,781
Routine maintenance	28,058	-	28,058
Depreciation	30,527	-	30,527
Other costs	7,304	8,542	15,846
Administration costs	25,509	2,348	27,857
Pension fund deficit	(4,638)	-	(4,638)
	298,765	28,617	327,382
	298,705	-	298,705
Housing expenditure	298,705	-	298,705
Non-housing expenditure	60	28,617	28,677
	298,765	28,617	327,382
	298,765	28,617	327,382

**4. STAFF COSTS**

	<b>2025 £</b>	<b>2024 £</b>
Wages and salaries	209,615	170,353
Social Security	12,989	9,727
Pension	4,564	3,766
Pension fund deficit	2,483	(4,638)
Pension buy out	13,600	-
Other costs	14,844	7,105
	258,095	186,313
	258,095	186,313
Average number of employees (FTE)	6.51	5.65
	6.51	5.65
Average number of employees (Headcount)	9	9
	9	9

FTE is based upon 37 hours per week.

There are no employees who received more than £60,000 as their employee package. (2024: no employees)

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**5. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION**

No trustees or any persons connected with them received any remuneration for their services to the charity, or reimbursement for expenses incurred during either year.

The total remuneration for key management personnel amounted to £43,288 (2024: £37,830).

The chief executive is a member of a workplace NEST pension scheme; £962 (2024: £920 in pension contributions were made on behalf of the chief executive).

**6. TANGIBLE FIXED ASSETS**

	<b>Freehold Land £</b>	<b>Housing property £</b>	<b>Housing furniture &amp; equipment £</b>	<b>Vehicles £</b>	<b>Hall area furniture &amp; equip £</b>	<b>Total £</b>
<b>Cost/valuation</b>						
As at 31 March 2024	92,800	380,000	136,941	10,020	37,634	657,395
Adjustment	(92,800)	-	-	-	-	(92,800)
	-----	-----	-----	-----	-----	-----
Restated at 1 April 2024	-	380,000	136,941	10,020	37,634	564,595
Additions	-	-	11,062	660	-	11,722
Disposals	-	-	(657)	-	-	(657)
Revaluation	-	19,331	-	-	-	19,331
	-----	-----	-----	-----	-----	-----
As at 31 March 2025	-	399,331	147,346	10,680	37,634	594,991
	-----	-----	-----	-----	-----	-----
<b>Depreciation</b>						
As at 31 March 2024	-	-	125,306	209	37,161	162,676
Depreciation charge	-	8,246	4,754	2,618	118	15,736
Depreciation on disposal	-	-	(540)	-	-	(540)
Depreciation eliminated On revaluation	-	(8,246)	-	-	-	(8,246)
	-----	-----	-----	-----	-----	-----
As at 31 March 2025	-	-	129,520	2,827	37,279	169,626
	-----	-----	-----	-----	-----	-----
<b>Net book value</b>						
as at 31 March 2025	-	399,331	17,826	7,853	355	425,365
	-----	-----	-----	-----	-----	-----
<b>Net Book value</b>						
as at 31 March 2024	-	380,000	11,635	9,811	473	401,919
	-----	-----	-----	-----	-----	-----

Housing Property has been revalued using the Nationwide House Price Index. The valuation given to us is for land and property combine, where land wasn't separated. However, previously the land had been valued in the accounts at £92,800. The original cost of the land and property was £453,732.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

<b>7. DEBTORS AND PREPAYMENTS</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Gross social housing rent owed	4,516	3,439
Other debtors	105	95
Prepayments	12,866	12,223
	<hr/>	<hr/>
	17,487	15,757
	<hr/> <hr/>	<hr/> <hr/>

<b>8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Trade creditors	93	5,305
Other taxation and social security	5,602	4,413
Accruals	3,998	3,733
Pension deficit liability (note 11)	-	2,494
Deferred income (note 9)	6,890	9,960
	<hr/>	<hr/>
	16,583	25,905
	<hr/> <hr/>	<hr/> <hr/>

<b>9. DEFERRED INCOME</b>	<b>Total 2025</b>	<b>Total 2024</b>
	<b>£</b>	<b>£</b>
At 1 April 2024	9,960	9,960
Additions during the year	6,890	9,960
Amounts released to income	(9,960)	(9,960)
	<hr/>	<hr/>
At 31 March 2025	6,890	9,960
	<hr/> <hr/>	<hr/> <hr/>

The deferred income relates to rent received in advance (2024: grants for future period projects).

<b>10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Pension deficit liability (note 11)	-	5,065
	<hr/> <hr/>	<hr/> <hr/>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 11. PENSION COMMITMENT

Ripon YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs England, Scotland and Wales.

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.

In October 2024 Ripon YMCA accepted the offer to buy out of the remaining liability against this pension plan. Ripon YMCA no longer has any commitment to the scheme.

	<b>Within One to Two</b>	<b>Two to Five</b>	<b>After Five</b>	<b>Total After</b>	<b>Total</b>
	<b>one year</b>	<b>years</b>	<b>years</b>	<b>more than</b>	<b>2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>one year</b>	<b>£</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
As at 31 March 2025	-	-	-	-	5,065
	=====	=====	=====	=====	=====
As at 31 March 2024	2,494	2,445	2,620	-	7,559
	=====	=====	=====	=====	=====

#### 12. ANALYSIS OF FUNDS

	<b>Restated</b>				
	Balance b/fwd	Income	Expenditure	Transfers	Balance c/fwd
	1 April 2024	£	£	£	31 March 2025
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	532,384	464,944	(287,453)	(114,850)	595,025
Revaluation Reserve	-	-	-	-	-
<i>Designated Funds:</i>					
Property Development Fund	113,000	-	(12,506)	100,000	200,494
Organisational Development Fund	20,000	-	-	20,000	40,000
	-----	-----	-----	-----	-----
<b>Total Unrestricted Funds</b>	665,384	464,944	(299,959)	5,150	835,519
	=====	=====	=====	=====	=====
<b>Restricted Funds</b>					
Sainsburys Neighbourly Grants	1,033	-	(1,033)	-	-
BBC Children in Need	-	9,960	(7,072)	-	2,888
NYCC Locality Fund	557	-	(557)	-	-
National Lottery Community Fund; RC Yorkshire & Humber Region	29,641	72,340	(70,148)	-	31,833
Ripon City Council	-	3,470	(3,470)	-	-
Screwfix Foundation	-	5,150	-	(5,150)	-
NYCC Stronger Communities – Inspire Fund	-	-	(100)	-	(100)
	-----	-----	-----	-----	-----
<b>Total Restricted Funds</b>	31,231	90,920	(82,380)	(5,150)	34,621
	=====	=====	=====	=====	=====
<b>Total Funds</b>	696,615	555,864	(382,339)	-	870,140
	=====	=====	=====	=====	=====

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 12. ANALYSIS OF FUNDS (continued)

The revaluation reserve represented the cumulative effect of revaluation of tangible fixed assets. It is the difference between the net book value of the properties and the cost.

#### Designated funds

**Property Development Fund** - funds set aside to cover various capital improvements and purchases.

- Room refurbishments and associated items
- Large building maintenance projects e.g. re-development of the hall
- Professional fees associated with buildings and development

The transfer represents additional funds designated by the Trustees.

**Organisation Development Fund** – funds for the development of the charity’s governance and capacity. The transfer represents additional funds designated by the Trustees for this project.

#### Restricted funds

**Sainsburys Neighbourly Grants** - A grant to support education and provide food support for tenants and vulnerable young people in Ripon.

**BBC Children in Need**- Funding to deliver a Young Leaders programme for young people who lack opportunities to be active or to access education, skills and training.

**NYC Locality Fund** - Funds to support approximately 6 months of delivery of our Teen’s drop in sessions-engaging with 12-18 year olds in Ripon to provide an environment they can talk to youth workers about a wide range of issues.

**National Lottery Community Fund; RC Yorkshire and Humber Region** are providing 3 years of staged funding started in September 2023. The project is delivering a range of activities, early intervention opportunities, and support for young people and young adults in Ripon.

**Ripon City Council Partnership Fund** - Funding to support Ripon YMCA in the facilitating of 3 projects: Ripon Youth Work Partnership, Ripon Youth Volunteering Network, and the Ripon Youth Forum - Teen Talk, for 4 years.

**Screwfix Foundation** – Funding to support a building improvement project. The transfer represents the purchase of fixed assets.

**NYCC Stronger Communities - Inspire Fund**- Funding for the facilitation of a Ripon Youth Council to empower the young people in Ripon to have their voices heard. The negative balance of this fund will be eliminated by future grant income.

**YMCA ERF (TCS) (2024 only)** - Capacity building grant to support Ripon and Ryedale YMCA to move towards trusted charity status and develop a package of policy which can be shared across the YMCA federation.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**12. ANALYSIS OF FUNDS (Continued)**

<b>Restated 2024</b>	Balance b/fwd 1 April 2023 £	Income £	Expenditure £	Transfers £	Balance c/fwd 31 March 2024 £
<b>Unrestricted Funds</b>					
General Funds	571,948	402,177	(365,940)	(75,801)	532,384
Revaluation Reserve	19,824	-	(25,625)	5,801	-
<i>Designated Funds:</i>					
Property Development Fund	48,000	-	-	65,000	113,000
Organisational Development Fund	15,000	-	-	5,000	20,000
<b>Total Unrestricted Funds</b>	<u>654,772</u>	<u>402,177</u>	<u>(391,565)</u>	<u>-</u>	<u>665,384</u>
<b>Restricted Funds</b>					
Sainsburys Neighbourly Grants	3,032	-	(1,999)	-	1,033
YMCA ERF (TCS)	1,413	-	(1,413)	-	-
BBC Children in Need	1,223	9,960	(11,183)	-	-
NYCC Locality Fund	5,000	1,000	(5,443)	-	557
National Lottery Community Fund; RC Yorkshire & Humber Region	-	34,750	(5,109)	-	29,641
Ripon City Council	-	3,470	(3,470)	-	-
<b>Total Restricted Funds</b>	<u>10,668</u>	<u>49,180</u>	<u>(28,617)</u>	<u>-</u>	<u>31,231</u>
<b>Total Funds</b>	<u>665,440</u>	<u>451,357</u>	<u>(420,182)</u>	<u>-</u>	<u>696,615</u>

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**13. OTHER FINANCIAL COMMITMENTS**

At 31 March 2025 the charity had total commitments under non-cancellable operating leases

	2025 £	2024 £
Within one year	2,606	2,501
Within two to five years	10,356	8,755
Over 5 years	4,378	6,384
	17,340	17,640
	17,340	17,640

**14. RELATED PARTY TRANSACTIONS**

£105 is owed by Ripon YMCA CIO (2024: £95 owed by Ripon YMCA CIO)

**15. CONTINGENT LIABILITY**

In 1986 and 1992, what is now known as Homes England provided grants to fund the conversion of existing property into bedsit accommodation. Homes England have an ongoing interest in the grant funded assets and instruct that they must be retained within an organisation holding Registered Provider status. If the properties were to be sold these grants would become repayable. These amount to £311,943.

**16. PRIOR YEAR ADJUSTMENT**

During the year it has come to the trustees attention that the property valuation included freehold land so an adjustment has been made to correct the error. (The property is on the land which previously appeared separately in the accounts) This has had the effect of:

	£
<b>Freehold Land fixed asset</b>	
Value at 31 March 2024	92,800
Prior year adjustment	(92,800)
	-
Restated value at 31 March 2024	-
 <b>Funds</b>	
Funds at 31 March 2024	789,415
Prior year adjustment	(92,800)
	696,615
Restated funds at 31 March 2024	696,615

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**16. PRIOR YEAR ADJUSTMENT (continued)**

**2024 Prior year adjustment**

During the year it has come to the trustees attention that the property valuation was inaccurate so an adjustment has been made to correct the error. This has had the effect of:

	£
<b>Property fixed asset</b>	
Value at 31 March 2023	1,400,000
Prior year adjustment	(1,030,350)
	<hr/>
Restated value at 31 March 2023	<b>369,650</b>
	<hr/> <hr/>
 <b>Funds</b>	
Funds at 31 March 2023	1,695,790
Prior year adjustment	(1,030,350)
	<hr/>
Funds at 31 March 2024	<b>665,440</b>
	<hr/> <hr/>

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

**RIPON YMCA**

**INCOME AND EXPENDITURE ACCOUNT  
YEAR ENDED 31 MARCH 2025**

		2025		2024	
	£		£		£
<b>Turnover</b>					
Lettings (net of housing benefit claims)	371,677			276,224	
<b>Other Income</b>					
Room hire	5,558			1,675	
Fundraising and donations	44,879			74,903	
Other income	4,630			13,031	
Restricted grants – non-housing	90,920			49,180	
Interest received	10,623			369	
			528,287		415,382
<b>Operating Costs</b>					
<b>Staff costs</b>					
Salaries	222,603			180,080	
Staff pension costs	4,564			3,766	
Staff expenses	3,894			91	
Payroll and other costs	10,951			7,014	
			242,012		190,951
<b>Facilities Management</b>					
Property repairs and decoration	21,045			25,869	
Equipment and inspection costs	3,715			5,325	
Equipment rental	2,189			2,189	
Depreciation and loss on disposal	15,736			30,525	
Council tax	10,495			10,093	
Gas and electricity	15,250			12,447	
Water rates	4,007			4,120	
Van expenses	1,465			848	
Contract cleaners	7,792			6,796	
Other tenant costs	5,239			6,691	
Restricted grants expenditure	8,926			8,249	
Non housing costs	-			60	
			95,859		113,212
<b>Administration Costs</b>					
Printing and stationery	449			120	
Telephone and IT costs	3,872			3,768	
Health and safety	1,423			1,222	
Event costs	36			315	
Sundries	682			1,891	
Insurance	7,857			6,190	
Accountancy fees	2,524			2,309	
Other legal and professional	11,286			11,881	
Bank charges	139			161	
			28,268		27,857
<b>Pension fund repayment scheme</b>			16,083		(4,638)
<b>Operating costs</b>			382,222		327,382
<b>Operating surplus</b>			<b>146,065</b>		<b>88,000</b>

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION  
(KNOWN AS RIPON YMCA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2025**

Charity Number 250986

Housing Association Number LH3651

**Fortus**<sup>®</sup>

## RIPON YMCA

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## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025

#### REFERENCE AND ADMINISTRATIVE INFORMATION

<b>Charity Number</b>	250986
<b>Registered Address</b>	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
<b>Patron</b>	Jo Ropner LL
<b>Trustees</b>	
Chairperson	Sean McKibben (resigned as Chair 20 <sup>th</sup> November 2024, resigned as Trustee 2 <sup>nd</sup> February 2025) Ian Varnes (appointed Trustee 5 <sup>th</sup> June 2024, elected Chair 20 <sup>th</sup> November 2024)
Treasurer	Anthony Pitt
Vice Chair	Post currently vacant
Additional trustees:	Jo Thackwray Rebecca Mian Yvonne Agars Vicky Hogg
<b>Key Management Personnel</b>	Lucy Downes - CEO
<b>Principal Bankers</b>	HSBC plc 34 Westgate, Ripon, North Yorkshire
<b>Independent Examiner</b>	Frances Howard Fortus Limited Equinox House, Clifton Park Shipton Road York YO30 5PA

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025 CONTINUED

The trustees present their report and financial statements for the year ended 31 March 2025. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards, the details are set out further in the basis of preparation and accounting policies on page 11.

#### Objectives

The objects of the Association arise from its acceptance of the Paris Basis 1855 incorporated into the National Statement of the Aims and Purposes of the YMCA in England, adopted at the National Assembly of the English Young Men's Christian Associations in the year 2003, namely:

*"The YMCA is a Christian Movement which seeks 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. It welcomes into its fellowship persons of all religious faiths and of none".*

In accordance with its Christian values the YMCA stands for:

- A worldwide fellowship based on the equal value of all persons
- Respect and freedom for all, tolerance and understanding between people of different opinions
- Active concern for the needs of the community
- United effort by Christians of different traditions

As the expression of its Christian purposes the YMCA aims to:

- Provide a welcome to its members for themselves in a meeting place which is theirs to share where friendships can be made and counsel sought
- Develop activities which stimulate and challenge members in an environment that enables them to take responsibility to find a sense of achievement
- Involve all members in the care and work for others
- Create opportunities for exchanging views so that members can improve their understanding of the world, of themselves and of one another

Accordingly, the objects of the Association are:

- (1) 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.
- (2) To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) To provide short term 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.

#### Housing Association

Ripon YMCA is a Registered Provider of Social Housing and has 19 bedsits that were converted in the 1980's and 90's using grants from the agency now called Homes England. We also redeveloped a 3 bedroom shared house on site which became available for use in 2021. This project was self-funded and currently provides us with additional Supported Accommodation for young people in Ripon.

The trustees have due regard to the Charity Commission's guidance on public benefit, and ensure that the activities of the organisation meet those requirements.

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025 CONTINUED

#### ACHIEVEMENTS AND PERFORMANCE

The objects of Ripon YMCA are to provide youth and community work within the local area. This is achieved by providing the following quality programme of work in: -

1. Supported housing for primarily young people aged 16-25.
2. Programmed projects to develop life skills and employability.
3. Programmed youth work for young people.

The charity's management team have continued to build on its performance last year to improve its financial base. The additional capacity of an extended team has enabled us to develop our services in Supported Housing for young adults.

Our Youth and Community work has expanded and continues to develop the range of opportunities for young people in Ripon. Several multi-year projects are now funded providing a secure base for Youth Work in the organisation.

We continue to develop provision and are working towards our new strategic plan for 2025 - 2028.

Our 2020 to 2025 strategic plan identified 4 Goals for Ripon YMCA:

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society.

#### VALUE FOR MONEY METRICS

This is a requirement of the Housing Association:

	2025	2024	NHF*
<b>Business Health</b>			
Operating Margin (overall) %	26%	21%	18.2%
Operating Margin (social housing) %	20%	(7%)	19.8%
EBITDA MRI - % of interest cover	0%	0%	128%
<b>Development &amp; Capacity</b>			
New Supply – social housing units %	0%	0%	1.3%
New Supply – non-social housing units %	0%	0%	0.27%
Gearing %	(111%)	(82%)	45%
<b>Outcomes</b>			
Reinvestment %	1%	1%	6.7%
<b>Asset Management</b>			
Return on Capital Employed	14%	11%	2.8%
<b>Operating Efficiency</b>			
Headline social housing cost per unit	£13,629	£13,578	£4,586

\*figures taken from NHF report 2024

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025 CONTINUED

#### FINANCIAL REVIEW

The charity has made an operating surplus of £135,442 (2024: £87,631). Due to interest received and a revaluation of the buildings, the charity is showing an overall surplus of £173,525. The surplus was achieved through accurate financial planning and additional tracking of spend against grant income. Staffing costs have increased to deliver against project work and occupancy has been higher than expected.

#### RESERVES POLICY

The trustees have designated an extra £100,000 to the property development fund to cover various capital projects planned.

The trustees have designated an extra £20,000 to an organisation development fund for the charities governance and capacity whilst working towards an incorporation structure (CIO).

The total charity funds at the year-end were £870,140 (2024: £696,615) which includes the revaluation reserve of £nil (2024: £nil). After removing the remaining fixed assets of £425,365 (2024: £401,919), the designated fund of £240,494 (2024: £133,000), the restricted funds of £34,621 (2024: £31,231) and covering commitments of £17,340 (2024: £17,640) , this leaves free reserves at £152,320 (2024: £130,465).

The trustees have decided that free reserves should reflect 6 months of operating costs at £151,712.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Ripon YMCA is registered with the Housing Association (Number LH3651) and is a registered charity (Number 250986).

The charity adopted the model constitution of YMCA as amended 5 October 1981, 6 January 1989, 25 May 1994 and 25 May 2005.

A charitable incorporated organisation (CIO - 1180912) has been registered in November 2018 with the intention to achieve limited liability status, a form that is better suited to the charity's development. Limited activity has been recorded in the new charity as yet. It is intended that the charity's assets and liabilities will be transferred to this new organisation on 1 April 2026.

The trustees have undertaken an assessment and confirmed the charity's compliance with the Governance and Financial Viability Standard.

The charity receives Health and Safety, Governance and Legal support via professional consultants. We also look to Community First Yorkshire, NCVO and YMCA E & W for compliance and governance developments. We have also started to utilise the Trusted Charity Standard.

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of trustees is carried out annually to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk)

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025 CONTINUED

#### Trustee's responsibilities

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

- . In preparing the financial statements the trustees are required to: -
  - Select suitable accounting policies and apply them consistently;
  - Make judgements and estimates that are reasonable and prudent;
  - State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
  - Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees 16 July 2025 and signed on their behalf by:

*Ian Varnes*

.....  
Ian Varnes - Chair

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

### RIPON YMCA YEAR ENDED 31 MARCH 2025

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2025 which comprise the statement of comprehensive income, statement of changes in funds, statement of financial position, statement of cash flows and relevant notes.

#### **Respective responsibilities of the trustees and reporting accountants**

The trustees of the Registered Social Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Since the Trust's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Charities Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW.

#### **Basis of opinion**

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

#### **Opinion**

In our opinion:

- the accounts for year ended 31 March 2025 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2025 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

*Frances Howard*

Frances Howard  
Fortus Limited  
Equinox House, Clifton Park  
Shipton Road  
York  
YO30 5PA

16 July 2025

**RIPON YMCA**

**STATEMENT OF COMPREHENSIVE INCOME  
YEAR ENDED 31 MARCH 2025**

	Note	Unrestricted 2025 £	Designated 2025 £	Restricted 2025 £	Total 2025 £	Restated Total 2024 £
Turnover		426,744	-	90,920	517,664	415,013
Operating costs	3	(287,336)	(12,506)	(82,380)	(382,222)	(327,382)
Operating surplus		139,408	(12,506)	8,540	135,442	87,631
Interest receivable and similar income		10,623	-	-	10,623	369
Surplus/(deficit) for the year on ordinary activities		150,031	(12,506)	8,540	146,065	88,000
Profit/(loss) on sale of fixed assets		(117)	-	-	(117)	-
Gain / (loss) on revaluation		27,577	-	-	27,577	35,975
<b>Total comprehensive income / (expenditure) for the year</b>		<b>177,491</b>	<b>(12,506)</b>	<b>8,540</b>	<b>173,525</b>	<b>123,975</b>

The above figures are derived from continuing operations.

Approved by the trustees on 16 July 2025 and signed on their behalf by:

*Ian Varnes*

.....  
Ian Varnes - Chair



.....  
Anthony Pitt - Treasurer

**RIPON YMCA**

**STATEMENT OF COMPREHENSIVE INCOME  
YEAR ENDED 31 MARCH 2024**

	Note	Restated Unrestricted 2024 £	Restated Restricted 2024 £	Restated Total 2024 £	Restated Total 2023 £
Turnover		365,833	49,180	415,013	271,986
Operating costs	<b>3</b>	(298,765)	(28,617)	(327,382)	(261,958)
Operating surplus		67,068	20,563	87,631	10,028
Interest receivable and similar income		369	-	369	-
Surplus/(deficit) for the year on ordinary activities		67,437	20,563	88,000	10,028
Gain / (loss) on revaluation		(56,825)	-	(56,825)	(171,516)
<b>Total comprehensive income /(expenditure) for the year</b>		<b>10,612</b>	<b>20,563</b>	<b>31,175</b>	<b>(161,488)</b>

**RIPON YMCA**

**STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31 MARCH 2025**

	Income and Expenditure £	Designated Funds £	Revaluation Reserve £	Restricted Funds £	Total £
As at 1 April 2024	595,010	133,000	30,174	31,231	789,415
Prior year adjustment	(62,626)	-	(30,174)	-	(92,800)
	-----	-----	-----	-----	-----
Restated at 1 April 2024	532,384	133,000	-	31,231	696,615
Transfer	(114,850)	120,000	-	(5,150)	-
Revaluation Transfer	-	-	-	-	-
Total comprehensive income for the period	177,491	(12,506)	-	8,540	173,525
	-----	-----	-----	-----	-----
As at 31 March 2025	595,025	240,494	-	34,621	870,140
	=====	=====	=====	=====	=====

----- Restated 2024 -----

	Income and Expenditure £	Designated Funds £	Revaluation Reserve £	Restricted Funds £	Total £
As at 1 April 2023	<b>571,948</b>	<b>63,000</b>	<b>1,050,174</b>	<b>10,668</b>	<b>1,695,790</b>
2024 adjustment	-	-	(1,030,350)	-	(1,030,350)
	-----	-----	-----	-----	-----
Restated at 1 April 2023	571,948	63,000	19,824	-	665,440
Transfer	(70,000)	70,000	-	-	-
Revaluation Transfer	(5,801)	-	5,801	-	-
Total comprehensive income for the period	36,237	-	(25,625)	20,563	31,175
	-----	-----	-----	-----	-----
<b>As at 31 March 2024</b>	532,384	133,000	-	31,231	696,615
	=====	=====	=====	=====	=====

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2025**

	Note	2025 £	Restated 2024 £
<b>Tangible fixed assets</b>	6	425,365	401,919
<b>Current assets</b>			
Debtors and prepayments	7	17,487	15,757
Cash at bank and in hand		443,871	309,909
		461,358	325,666
Creditors: Amounts falling due within one year	8	(16,583)	(25,905)
		444,775	299,761
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	-	(5,065)
		870,140	696,615
<b>Total net assets</b>		870,140	696,615
 <b>Reserves</b>			
Income and expenditure reserve		595,025	532,384
Designated property development fund		200,494	113,000
Designated Organisational development fund		40,000	20,000
Revaluation reserve		-	-
Restricted Funds		34,621	31,231
		870,140	696,615
<b>Total reserves</b>	12	870,140	696,615

The financial statements were approved and authorised for issue by the trustees on 16 July 2025 and signed on their behalf by:

*Ian Varnes*

.....  
 Ian Varnes - Chair



.....  
 Anthony Pitt – Treasurer

The notes on pages Page 11 to Page 21 form part of these accounts.

**RIPON YMCA**

**STATEMENT OF CASH FLOWS  
YEAR ENDED 31 MARCH 2025**

	Note	2025 £	2024 £
<b>Net cash generated from operating activities</b>	1	<b>135,061</b>	<b>102,946</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(11,722)	(13,828)
Interest received		10,623	369
		<hr/>	<hr/>
<b>Net cash flow from investing activities</b>		<b>(1,099)</b>	<b>(13,459)</b>
<b>Net change in cash and cash equivalents</b>		<b>133,962</b>	<b>89,487</b>
Cash and cash equivalents at 31 March 2024		309,909	220,422
		<hr/>	<hr/>
Cash and cash equivalents at 31 March 2025		443,871	309,909
		<hr/> <hr/>	<hr/> <hr/>

**Notes to the statement of cash flows**

	2025 £	2024 £
<b>1. Net cash generated from operating activities</b>		
Surplus for the year	146,065	88,000
Interest received	(10,623)	(369)
Depreciation and loss on disposal	15,736	30,525
Decrease/(increase) in debtors	(1,730)	(12,065)
(Decrease)/increase in creditors	(14,387)	(3,145)
	<hr/>	<hr/>
<b>Net cash flow from operating activities</b>	<b>135,061</b>	<b>102,946</b>
	<hr/> <hr/>	<hr/> <hr/>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 1. ACCOUNTING POLICIES

##### Statutory information

Ripon YMCA is a registered charity in England & Wales and registered with the housing association. The registered address and place of business is 4 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ.

##### Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2018 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

##### Going concern

The trustees are planning to transfer the funds and activities of the charity to the currently dormant CIO, YMCA Ripon Charitable Incorporated Organisation (Charity Number 1180912) on 1 April 2026. This transfer forms part of our strategic plan to enable us to achieve growth. We plan to transfer all staff, systems, services, assets, and liabilities and to continue to deliver our services in operation as a CIO over the long term.

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### Tangible fixed assets and depreciation

Expenditure on fixed assets costing more than £250 is capitalised.

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual value evenly over their expected useful lives as follows subject to annual review:

Housing property (inc. land)	2.5%	Straight line
Hall area	2.5%	Straight line
Housing furniture & equipment	25%	Reducing balance
Vehicles	25%	Reducing balance
Hall area furniture & equipment	25%	Reducing balance

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 1. ACCOUNTING POLICIES (continued)

##### Revaluation Policy

The trustees have decided to obtain a commercial revaluation of the property every 5 years and to perform a revaluation using indices on an annual basis. The next commercial revaluation will take place in March 2026.

##### Turnover

All income is included in the statement of comprehensive income when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

##### Grants

Income from donations and grants, including capital grants, are included in income when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions, which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in income until the pre-conditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to pre-conditions regarding entitlement, this income is included in income of restricted funds when receivable.

##### Operating costs

Expenditure is included in the statement of comprehensive income on an accrual's basis.

##### Pension

Ripon YMCA 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. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Ripon YMCA.

In October 2024 Ripon YMCA was able to discharge the liability for this pension. No further liability stands.

New members auto enrol into the NEST pension scheme. The costs are charged to the statement of comprehensive income as incurred.

##### Fund accounting

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

##### Designated funds

Designated funds are part of unrestricted funds which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated funds as appropriate.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 1. ACCOUNTING POLICIES (continued)

##### Restricted funds

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

##### 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.

Our property assets are the most significant and complex balance in our accounts. Given their prominence, over the last two years we have focused on developing our accounting policy towards these, consulting with best practice in the sector. We have adopted a policy of revaluing our properties as a minimum quinquennially using an independent property expert's valuation, and of using the Nationwide House Price Index in interim periods. The trustees are of the view that the comparative / market approach used by the valuer represents the most accurate basis of valuation, given it reflects the economic benefit we could receive if selling the property.

#### 2. SOCIAL HOUSING TURNOVER AND COSTS

	2025 £	2024 £
Social housing lettings	371,677	276,224
Service charges receivable	3,184	3,250
	<hr/>	<hr/>
Total turnover from social housing lettings	374,861	279,474
Social housing activity expenditure (note 3)	(299,842)	(298,705)
	<hr/>	<hr/>
Operating profit/(deficit) from social housing activities	75,019	(19,231)
	<hr/> <hr/>	<hr/> <hr/>

Void losses during the year were £24,527 (2024: £18,349).

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**3. OPERATING COSTS**

	<b>Unrestricted 2025 £</b>	<b>Designated 2025 £</b>	<b>Restricted 2025 £</b>	<b>Total 2025 £</b>
Staff costs	184,065	-	57,947	242,012
Management	41,259	-	-	41,259
Routine maintenance	11,899	11,334	-	23,233
Depreciation	15,736	-	-	15,736
Other costs	6,232	533	8,866	15,631
Administration costs	12,062	639	15,567	28,268
Pension fund deficit	16,083	-	-	16,083
	<hr/>	<hr/>	<hr/>	<hr/>
	287,336	12,506	82,380	382,222
	<hr/>	<hr/>	<hr/>	<hr/>
Housing expenditure	287,336	12,506	-	299,842
Non-housing expenditure	-	-	82,380	82,380
	<hr/>	<hr/>	<hr/>	<hr/>
	287,336	12,506	82,380	382,222
	<hr/>	<hr/>	<hr/>	<hr/>

Included in administration costs is the independent examination fee of £2,524 (2024: £2,309).

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**3. OPERATING COSTS (continued)**

	<b>Unrestricted 2024 £</b>	<b>Restricted 2024 £</b>	<b>Total 2024 £</b>
Staff costs	173,224	17,727	190,951
Management	38,781	-	38,781
Routine maintenance	28,058	-	28,058
Depreciation	30,527	-	30,527
Other costs	7,304	8,542	15,846
Administration costs	25,509	2,348	27,857
Pension fund deficit	(4,638)	-	(4,638)
	298,765	28,617	327,382
	298,705	-	298,705
Housing expenditure	298,705	-	298,705
Non-housing expenditure	60	28,617	28,677
	298,765	28,617	327,382
	298,765	28,617	327,382

**4. STAFF COSTS**

	<b>2025 £</b>	<b>2024 £</b>
Wages and salaries	209,615	170,353
Social Security	12,989	9,727
Pension	4,564	3,766
Pension fund deficit	2,483	(4,638)
Pension buy out	13,600	-
Other costs	14,844	7,105
	258,095	186,313
	258,095	186,313
Average number of employees (FTE)	6.51	5.65
	6.51	5.65
Average number of employees (Headcount)	9	9
	9	9

FTE is based upon 37 hours per week.

There are no employees who received more than £60,000 as their employee package. (2024: no employees)

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**5. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION**

No trustees or any persons connected with them received any remuneration for their services to the charity, or reimbursement for expenses incurred during either year.

The total remuneration for key management personnel amounted to £43,288 (2024: £37,830).

The chief executive is a member of a workplace NEST pension scheme; £962 (2024: £920 in pension contributions were made on behalf of the chief executive).

**6. TANGIBLE FIXED ASSETS**

	<b>Freehold Land £</b>	<b>Housing property £</b>	<b>Housing furniture &amp; equipment £</b>	<b>Vehicles £</b>	<b>Hall area furniture &amp; equip £</b>	<b>Total £</b>
<b>Cost/valuation</b>						
As at 31 March 2024	92,800	380,000	136,941	10,020	37,634	657,395
Adjustment	(92,800)	-	-	-	-	(92,800)
	-----	-----	-----	-----	-----	-----
Restated at 1 April 2024	-	380,000	136,941	10,020	37,634	564,595
Additions	-	-	11,062	660	-	11,722
Disposals	-	-	(657)	-	-	(657)
Revaluation	-	19,331	-	-	-	19,331
	-----	-----	-----	-----	-----	-----
As at 31 March 2025	-	399,331	147,346	10,680	37,634	594,991
	-----	-----	-----	-----	-----	-----
<b>Depreciation</b>						
As at 31 March 2024	-	-	125,306	209	37,161	162,676
Depreciation charge	-	8,246	4,754	2,618	118	15,736
Depreciation on disposal	-	-	(540)	-	-	(540)
Depreciation eliminated On revaluation	-	(8,246)	-	-	-	(8,246)
	-----	-----	-----	-----	-----	-----
As at 31 March 2025	-	-	129,520	2,827	37,279	169,626
	-----	-----	-----	-----	-----	-----
<b>Net book value</b>						
as at 31 March 2025	-	399,331	17,826	7,853	355	425,365
	-----	-----	-----	-----	-----	-----
<b>Net Book value</b>						
as at 31 March 2024	-	380,000	11,635	9,811	473	401,919
	-----	-----	-----	-----	-----	-----

Housing Property has been revalued using the Nationwide House Price Index. The valuation given to us is for land and property combine, where land wasn't separated. However, previously the land had been valued in the accounts at £92,800. The original cost of the land and property was £453,732.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

<b>7. DEBTORS AND PREPAYMENTS</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Gross social housing rent owed	4,516	3,439
Other debtors	105	95
Prepayments	12,866	12,223
	<hr/>	<hr/>
	17,487	15,757
	<hr/> <hr/>	<hr/> <hr/>

<b>8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Trade creditors	93	5,305
Other taxation and social security	5,602	4,413
Accruals	3,998	3,733
Pension deficit liability (note 11)	-	2,494
Deferred income (note 9)	6,890	9,960
	<hr/>	<hr/>
	16,583	25,905
	<hr/> <hr/>	<hr/> <hr/>

<b>9. DEFERRED INCOME</b>	<b>Total 2025</b>	<b>Total 2024</b>
	<b>£</b>	<b>£</b>
At 1 April 2024	9,960	9,960
Additions during the year	6,890	9,960
Amounts released to income	(9,960)	(9,960)
	<hr/>	<hr/>
At 31 March 2025	6,890	9,960
	<hr/> <hr/>	<hr/> <hr/>

The deferred income relates to rent received in advance (2024: grants for future period projects).

<b>10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Pension deficit liability (note 11)	-	5,065
	<hr/> <hr/>	<hr/> <hr/>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 11. PENSION COMMITMENT

Ripon YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs England, Scotland and Wales.

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.

In October 2024 Ripon YMCA accepted the offer to buy out of the remaining liability against this pension plan. Ripon YMCA no longer has any commitment to the scheme.

	<b>Within one year</b>	<b>One to Two years</b>	<b>Two to Five years</b>	<b>After Five years</b>	<b>2025 Total After more than one year</b>	<b>Total 2024</b>
	£	£	£	£	£	£
As at 31 March 2025	-	-	-	-	-	5,065
	=====	=====	=====	=====	=====	=====
As at 31 March 2024	2,494	2,445	2,620	-	5,065	7,559
	=====	=====	=====	=====	=====	=====

#### 12. ANALYSIS OF FUNDS

	<b>Restated Balance b/fwd 1 April 2024</b>	<b>Income</b>	<b>Expenditure</b>	<b>Transfers</b>	<b>Balance c/fwd 31 March 2025</b>
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	532,384	464,944	(287,453)	(114,850)	595,025
Revaluation Reserve	-	-	-	-	-
<i>Designated Funds:</i>					
Property Development Fund	113,000	-	(12,506)	100,000	200,494
Organisational Development Fund	20,000	-	-	20,000	40,000
	-----	-----	-----	-----	-----
<b>Total Unrestricted Funds</b>	665,384	464,944	(299,959)	5,150	835,519
	=====	=====	=====	=====	=====
<b>Restricted Funds</b>					
Sainsburys Neighbourly Grants	1,033	-	(1,033)	-	-
BBC Children in Need	-	9,960	(7,072)	-	2,888
NYCC Locality Fund	557	-	(557)	-	-
National Lottery Community Fund; RC Yorkshire & Humber Region	29,641	72,340	(70,148)	-	31,833
Ripon City Council	-	3,470	(3,470)	-	-
Screwfix Foundation	-	5,150	-	(5,150)	-
NYCC Stronger Communities – Inspire Fund	-	-	(100)	-	(100)
	-----	-----	-----	-----	-----
<b>Total Restricted Funds</b>	31,231	90,920	(82,380)	(5,150)	34,621
	=====	=====	=====	=====	=====
<b>Total Funds</b>	696,615	555,864	(382,339)	-	870,140
	=====	=====	=====	=====	=====

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 12. ANALYSIS OF FUNDS (continued)

The revaluation reserve represented the cumulative effect of revaluation of tangible fixed assets. It is the difference between the net book value of the properties and the cost.

#### Designated funds

**Property Development Fund** - funds set aside to cover various capital improvements and purchases.

- Room refurbishments and associated items
- Large building maintenance projects e.g. re-development of the hall
- Professional fees associated with buildings and development

The transfer represents additional funds designated by the Trustees.

**Organisation Development Fund** – funds for the development of the charity's governance and capacity. The transfer represents additional funds designated by the Trustees for this project.

#### Restricted funds

**Sainsburys Neighbourly Grants** - A grant to support education and provide food support for tenants and vulnerable young people in Ripon.

**BBC Children in Need**- Funding to deliver a Young Leaders programme for young people who lack opportunities to be active or to access education, skills and training.

**NYC Locality Fund** - Funds to support approximately 6 months of delivery of our Teen's drop in sessions-engaging with 12-18 year olds in Ripon to provide an environment they can talk to youth workers about a wide range of issues.

**National Lottery Community Fund; RC Yorkshire and Humber Region** are providing 3 years of staged funding started in September 2023. The project is delivering a range of activities, early intervention opportunities, and support for young people and young adults in Ripon.

**Ripon City Council Partnership Fund** - Funding to support Ripon YMCA in the facilitating of 3 projects: Ripon Youth Work Partnership, Ripon Youth Volunteering Network, and the Ripon Youth Forum - Teen Talk, for 4 years.

**Screwfix Foundation** – Funding to support a building improvement project. The transfer represents the purchase of fixed assets.

**NYCC Stronger Communities - Inspire Fund**- Funding for the facilitation of a Ripon Youth Council to empower the young people in Ripon to have their voices heard. The negative balance of this fund will be eliminated by future grant income.

**YMCA ERF (TCS) (2024 only)** - Capacity building grant to support Ripon and Ryedale YMCA to move towards trusted charity status and develop a package of policy which can be shared across the YMCA federation.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**12. ANALYSIS OF FUNDS (Continued)**

<b>Restated 2024</b>	Balance b/fwd 1 April 2023 £	Income £	Expenditure £	Transfers £	Balance c/fwd 31 March 2024 £
<b>Unrestricted Funds</b>					
General Funds	571,948	402,177	(365,940)	(75,801)	532,384
Revaluation Reserve	19,824	-	(25,625)	5,801	-
<i>Designated Funds:</i>					
Property Development Fund	48,000	-	-	65,000	113,000
Organisational Development Fund	15,000	-	-	5,000	20,000
<b>Total Unrestricted Funds</b>	<u>654,772</u>	<u>402,177</u>	<u>(391,565)</u>	<u>-</u>	<u>665,384</u>
<b>Restricted Funds</b>					
Sainsburys Neighbourly Grants	3,032	-	(1,999)	-	1,033
YMCA ERF (TCS)	1,413	-	(1,413)	-	-
BBC Children in Need	1,223	9,960	(11,183)	-	-
NYCC Locality Fund	5,000	1,000	(5,443)	-	557
National Lottery Community Fund; RC Yorkshire & Humber Region	-	34,750	(5,109)	-	29,641
Ripon City Council	-	3,470	(3,470)	-	-
<b>Total Restricted Funds</b>	<u>10,668</u>	<u>49,180</u>	<u>(28,617)</u>	<u>-</u>	<u>31,231</u>
<b>Total Funds</b>	<u>665,440</u>	<u>451,357</u>	<u>(420,182)</u>	<u>-</u>	<u>696,615</u>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2025

#### 13. OTHER FINANCIAL COMMITMENTS

At 31 March 2025 the charity had total commitments under non-cancellable operating leases

	2025 £	2024 £
Within one year	2,606	2,501
Within two to five years	10,356	8,755
Over 5 years	4,378	6,384
	<hr/>	<hr/>
	17,340	17,640
	<hr/> <hr/>	<hr/> <hr/>

#### 14. RELATED PARTY TRANSACTIONS

£105 is owed by Ripon YMCA CIO (2024: £95 owed by Ripon YMCA CIO)

#### 15. CONTINGENT LIABILITY

In 1986 and 1992, what is now known as Homes England provided grants to fund the conversion of existing property into bedsit accommodation. Homes England have an ongoing interest in the grant funded assets and instruct that they must be retained within an organisation holding Registered Provider status. If the properties were to be sold these grants would become repayable. These amount to £311,943.

#### 16. PRIOR YEAR ADJUSTMENT

During the year it has come to the trustees attention that the property valuation included freehold land so an adjustment has been made to correct the error. (The property is on the land which previously appeared separately in the accounts) This has had the effect of:

	£
<b>Freehold Land fixed asset</b>	
Value at 31 March 2024	92,800
Prior year adjustment	(92,800)
	<hr/>
Restated value at 31 March 2024	-
	<hr/> <hr/>
<b>Funds</b>	
Funds at 31 March 2024	789,415
Prior year adjustment	(92,800)
	<hr/>
Restated funds at 31 March 2024	696,615
	<hr/> <hr/>

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2025**

**16. PRIOR YEAR ADJUSTMENT (continued)**

**2024 Prior year adjustment**

During the year it has come to the trustees attention that the property valuation was inaccurate so an adjustment has been made to correct the error. This has had the effect of:

	£
<b>Property fixed asset</b>	
Value at 31 March 2023	1,400,000
Prior year adjustment	(1,030,350)
	<hr/>
Restated value at 31 March 2023	<b>369,650</b>
	<hr/> <hr/>
 <b>Funds</b>	
Funds at 31 March 2023	1,695,790
Prior year adjustment	(1,030,350)
	<hr/>
Funds at 31 March 2024	<b>665,440</b>
	<hr/> <hr/>

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

**RIPON YMCA**

**INCOME AND EXPENDITURE ACCOUNT  
YEAR ENDED 31 MARCH 2025**

		2025		2024	
	£		£		£
<b>Turnover</b>					
Lettings (net of housing benefit claims)	371,677			276,224	
<b>Other Income</b>					
Room hire	5,558			1,675	
Fundraising and donations	44,879			74,903	
Other income	4,630			13,031	
Restricted grants – non-housing	90,920			49,180	
Interest received	10,623			369	
			528,287		415,382
<b>Operating Costs</b>					
<b>Staff costs</b>					
Salaries	222,603			180,080	
Staff pension costs	4,564			3,766	
Staff expenses	3,894			91	
Payroll and other costs	10,951			7,014	
			242,012		190,951
<b>Facilities Management</b>					
Property repairs and decoration	21,045			25,869	
Equipment and inspection costs	3,715			5,325	
Equipment rental	2,189			2,189	
Depreciation and loss on disposal	15,736			30,525	
Council tax	10,495			10,093	
Gas and electricity	15,250			12,447	
Water rates	4,007			4,120	
Van expenses	1,465			848	
Contract cleaners	7,792			6,796	
Other tenant costs	5,239			6,691	
Restricted grants expenditure	8,926			8,249	
Non housing costs	-			60	
			95,859		113,212
<b>Administration Costs</b>					
Printing and stationery	449			120	
Telephone and IT costs	3,872			3,768	
Health and safety	1,423			1,222	
Event costs	36			315	
Sundries	682			1,891	
Insurance	7,857			6,190	
Accountancy fees	2,524			2,309	
Other legal and professional	11,286			11,881	
Bank charges	139			161	
			28,268		27,857
<b>Pension fund repayment scheme</b>			16,083		(4,638)
<b>Operating costs</b>			382,222		327,382
<b>Operating surplus</b>			<b>146,065</b>		<b>88,000</b>

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION**

England & Wales - Charity number 250986

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# Accounts

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**YMCA**

Here for young people  
Here for communities  
Here for you

# YMCA Ripon Annual Report 2023-2024



Everyone should have a fair chance to discover who they are and what they can become.

## About YMCA

YMCA believes in fairness and opportunity. There are essential building blocks for a full and rewarding life: a safe home; acceptance; guidance; friendship; physical and mental health; academic support; employment skills; and access to real opportunities. Many young people have never known these things; other people have lost one or more as they grew up, but we all need them. All of us. At YMCA, we provide these critical foundations for a fresh, strong start for young people and a better quality of life in the community.

## About Ripon YMCA

Vision:

Ripon is a place where all young people can live safely, securely and independently, fulfilling their potential, and being valued members of the community.

Mission:

To remove young people from homelessness through the provision of accommodation, and address issues that prevent young people from achieving their potential, such as poor mental health, family breakdown, lack of opportunities and aspirations.

Ripon YMCA is an Unincorporated Charity called an Association. We also have a dormant Incorporated Organisation called YMCA Ripon CIO.

These are the advisors, members and accountants at the end of the financial year 2023 to 2024:

Patron Joanne Ropner LL

Chair Sean McKibben

Vice Chair

Treasurer Anthony Pitt

Board Members Jo Thackwray

Rebecca Mian

Yvonne Agars

Vicky Hogg

CEO: Lucy Downes

Bankers: HSBC, 34 Westgate, Ripon, North Yorkshire

Auditors: Fortus Ltd, Equinox House, Clifton Park, Shipton Rd, York, YO30 5PA

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of Trustees is carried out every few years to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk).

Our constitution allows for Board members to be co-opted within the governance year.

We are undertaking the self-assessment for the Trusted Charity Status, and continuing to grow, develop and learn.



## Chairpersons Report

It has been another very productive year at Ripon YMCA. As you will read elsewhere in the annual report, the organisation has continued to deliver on the goals outlined in its strategic plan. It has provided a safe and welcoming home for young people who may have nowhere else to go, and extended this to support young people who have arrived unaccompanied from other countries through partnership and funding from local government. Alongside providing a home, Ripon YMCA provides housing support for tenants to develop daily living skills and plan their move onto the next stage of their life. Effective fundraising has meant that money from the Big Lottery and other grant-making trusts has enabled youth work and outreach services to continue to expand, reaching many more young people in the Ripon area and developing partnerships in the community, such as local schools.

For me, the central theme for Ripon YMCA this year is resilience. Growth and success for any organisation is not inevitable and it takes considerable skill, hard work and sound decision making to make success seem as easy as it does looking in at Ripon YMCA from the outside. New opportunities have emerged over the last year for Ripon YMCA, and the staff team and the trustees have shown themselves capable of quickly assessing them, understanding the risks, balancing these against the possible rewards, and making sound decisions based on this information. Sometimes this has led to progressing with new ideas, for example providing homes for unaccompanied asylum seekers; sometimes this has meant choosing not to pursue an outwardly exciting opportunity that has the potential to divert the organisation from its strategic mission.

There have also, inevitably, been unexpected challenges that have emerged through the year. These too have required solid teamwork to understand the underlying causes and work together as a team of paid staff and voluntary trustees to develop a solution that leaves the organisation stronger.

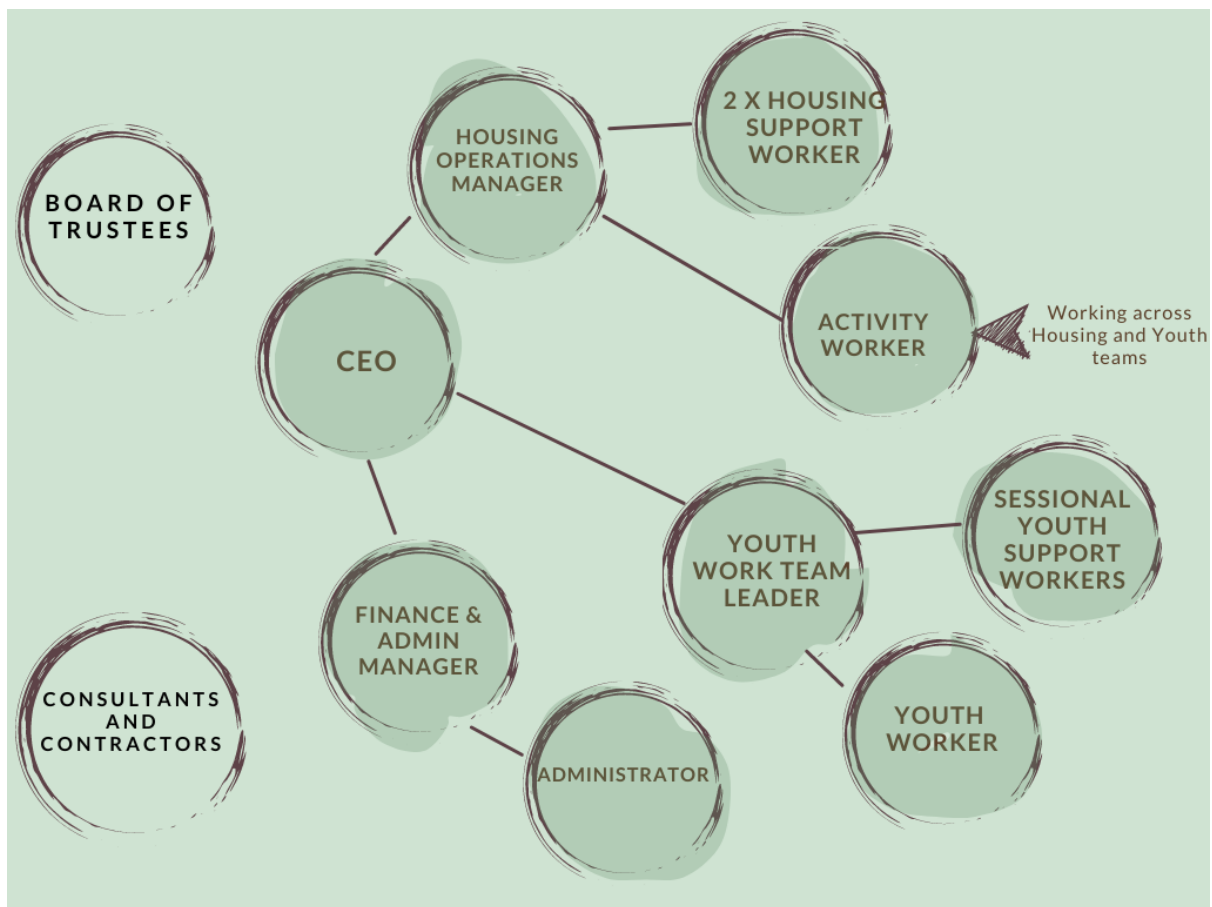
All of this has emphasised the resilience of Ripon YMCA, which is based on a solid foundation. Ripon YMCA has an excellent staff team, ably recruited and led by Lucy. Her sound judgement, clear vision and ability to deliver outcomes means that the organisation continues to thrive and grow. It is clear from the funding received, and the partnerships developed throughout the community, that Ripon YMCA is a highly respected organisation with considerable influence. Its impact is felt in the local area, but also within the sector as a whole and throughout the wider YMCA community.

Of course, behind the staff team are the Board of Trustees and I would also like to pay tribute to them. Meeting with them is always a stimulating and positive experience, whether at the board meetings or the finance and governance subgroups. Discussions between my fellow trustees and Lucy are focused, thoughtful and occasionally challenging, but always cordial, respectful and productive. We are lucky to have a knowledgeable and supportive group of trustees, which contributes to Ripon YMCA being such a balanced and effective organisation. I am pleased to say that this year we have been joined by two new trustees, Vicky Hogg, who joined us at last year's AGM, and Ian Varnes, who has recently joined the Board of Trustees. Both bring considerable experience from their respective sectors to the Board of Trustees. I look forward to them getting involved in shaping the new strategy for Ripon YMCA which we will begin to work on this autumn, and which will build on the exceptional work already done to get Ripon YMCA to where it is today.

All of this puts Ripon YMCA in a very strong position to take advantage of any new opportunities that may emerge in a volatile world, where policy priorities may change at a local and national level. Hopefully this will see a renewed focus on homelessness and an investment in developing the potential of young people. However, whatever happens, I am confident that the team at Ripon YMCA is capable of meeting all the challenges and opportunities the future holds.

Sean McKibben – Chairperson, Ripon YMCA

Staffing Structure as of July 2024:



## **Services and Activity from April 2023 to March 2024**

We have seen a wide range of successes and faced a number of challenges in the year from April 2023. Some large funding bids have been successful and therefore funded projects with the National Lottery Community Fund and the Lloyds Bank Foundation for England & Wales have started.

Our Housing Team continue to grow, developing professional practice and their capacity to respond to those living with us. We have recently registered with Ofsted to continue our housing provision for 16 and 17 year olds, and anticipate we will become a registered provider. I would like to mention our amazing volunteers, Jonty and Mandy, for their significant contribution to the work of the team. Gabriel has also run some gardening and creative writing workshops with several of our tenants.

Our individualised support package for tenants responds to their needs and aspirations with a significant number of tenants having found sustained employment, education or volunteering opportunities. We find ourselves in a place where we have a number of tenants ready to move on, but with very little opportunity given social housing availability and the private rental market.

In September 2023 we started delivery of the Ripon Youth Matters project funded by the National Lottery Community Fund. We have had some challenges with recruitment, but as of summer 2024, we are looking at a positive staff team moving forward. This fund provides us with the capacity to deliver a range of youth work provision from Teen Drop-in, Red Triangle Drama Group through to targeted work with schools and older young people.

We have a small grant secured from Ripon City Council to support the Ripon Youth Work Partnership, Ripon Youth Volunteering Network and Teen Talk, alongside some community training for partner agencies. Being recognised as the leading youth work provision in Ripon is positive and continues to contribute to our reputation and the quality of the work carried out.

Staff welfare and support continues to be at the front of our thinking and we have developed a range of activities to embed this within the staff and volunteer team. I would like to thank the whole staff team for their hard work, enthusiasm and commitment to the working culture we have created and continue to develop.

In 2020 we created a Strategic Plan which continues to progress. We held strategic review sessions for staff and board members to refresh and update progress. We are now working towards a new plan from April 2025.

We continue to work with several advisors to develop our capacity and keep us striving to be the best we can be. I would like to finally thank the Board who have provided me with unwavering support over the last year, and the flexibility to develop and strengthen our team.

Lucy Downes - CEO Ripon YMCA

## Progress Against Our Strategic Plan

We will respond to each of our strategic goals individually in this report to demonstrate our progress and plans.

**Goal 1:** To provide good quality, safe and secure accommodation in Ripon, helping to ensure housing needs of young people are appropriately met.

### Progress and activity:

In 2023 to 2024:

- We provided Supported Housing to 28 young people, with 20 continuing to live with us after March 31st 2024. Meaning that 8 young people moved out within the year.
- We received 51 enquiries for accommodation in the year.
- We negotiated a significant increase in Supported Housing rent via Housing Benefit to include Ofsted registration, increased costs due to inflation and a more sustainable maintenance program.
- We applied to Ofsted to become a registered provider for the delivery of Supported Housing for 16 and 17 year olds.
- We are working closely with Childrens Social Care, in particular the Leaving Care teams to ensure our work with 16 and 17 year olds is robust and meets Ofsted standards.

### Case Study:

John was initially referred to the YMCA by the local authority due to a relationship breakdown between John and his parents.

Diagnosed with autism he was receiving support from Probation and Social Care after a series of incidents in the family home and community. John struggles to communicate thoughts and feeling and this was a major barrier when trying to find a way to support John

Over time and by engaging John in conversation around his interests and hobbies he began to show signs of more open communication. It took over 6 months of careful Key Work sessions and engagement to move on to the Outcome Star that we use to identify strengths and challenges, and therefore where we focus our work to develop his independent living skills.

An ongoing consistent, reliable and flexible approach is require when working with all tenants, but especially for those who have challenges with trust and have been let down by family, friends and services.

John has been with us for 1 year, he has reconnected with him mum and we have explore training and employment options. He has also been a regular attendee of our Cooking Social and Me Time activities.

# Accommodation at Ripon YMCA in 23/24



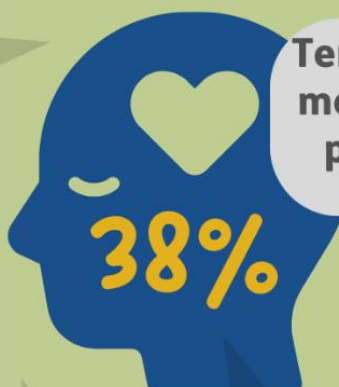
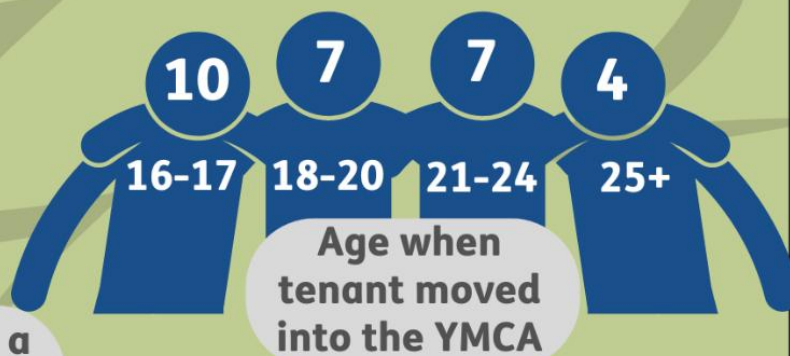
## Gender



New tenants **9**



Family breakdown was the reason why 57% of tenants moved in



## Whilst they lived with us.....

- 17** have engaged with Mental Health Services
- 12** have been employed
- 8** have volunteered
- 9** have been in education or training



100% moved into a positive housing situation

100% of tenants are registered with a doctor and dentist

50% moved into a social housing property



# Tenant Voice at Ripon YMCA 23/24

Survey using the Tenant Satisfaction Measures from the Housing Regulator

**60%** Satisfied  
How satisfied are you with the service provided by Ripon YMCA?

If you have had a repair in the last 12 months how happy are you with the repair?  
**63%** Satisfied **37%** Neutral

How satisfied are you with the time taken to complete repairs?  
**87.5%** Satisfied

How satisfied are you that Ripon YMCA provides a home that is well maintained?  
**80%** Satisfied

How satisfied are you that Ripon YMCA provides a home that is safe?  
**80%** Satisfied

How satisfied are you that Ripon YMCA keeps you informed about things that matter to you?  
**40%** Satisfied **60%** Neutral

Ripon YMCA treats me with respect.  
**80%** Satisfied

How satisfied are you that Ripon YMCA listens to your views and acts upon them?  
**60%** Satisfied

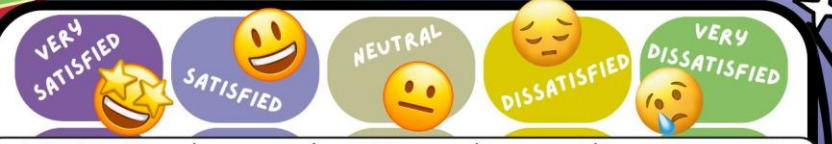
Have you made a complaint to Ripon YMCA in the last 12 months?  
**No 100%**

How satisfied are you that Ripon YMCA keeps communal areas clean and well maintained?  
**70%** Satisfied

**80%** Satisfied  
How satisfied are you that Ripon YMCA makes a positive contribution to your neighbourhood?

How satisfied are you with Ripon YMCA'S approach to handling anti-social behaviour?  
**70%** Satisfied

# Tenant Voice at Ripon YMCA 23/24



I feel safe and secure where I live and in my wider environment  
[Bar chart showing 4 ticks in purple, 2 in blue, 1 in grey, 1 in yellow, 1 in green]

My voice is respected, heard and advocated for, so I can influence the support I receive  
[Bar chart showing 4 ticks in purple, 1 in blue, 3 in grey, 1 in yellow, 1 in green]

I have confidence that the adults who support me understand me, are skilled, and work effectively together to best meet my needs  
[Bar chart showing 4 ticks in purple, 1 in blue, 3 in grey, 1 in yellow, 1 in green]

I have my own space that I feel proud of and live in comfortable, well-maintained and stable accommodation  
[Bar chart showing 4 ticks in purple, 1 in blue, 1 in grey, 1 in yellow, 1 in green]

I receive high-quality, tailored support that sustains my health and well-being  
[Bar chart showing 3 ticks in purple, 4 ticks in blue, 2 in grey, 1 in yellow, 1 in green]

I have strong, trusting, and meaningful relationships within my support system, and can rely on the adults around me  
[Bar chart showing 4 ticks in purple, 3 ticks in blue, 1 in grey, 1 in yellow, 1 in green]

I feel supported to learn and apply skills for independent adult living  
[Bar chart showing 4 ticks in purple, 3 ticks in blue, 1 in grey, 1 in yellow, 1 in green]

I feel positive about my future and opportunities as a result of the support I receive  
[Bar chart showing 3 ticks in purple, 4 ticks in blue, 1 in grey, 1 in yellow, 1 in green]

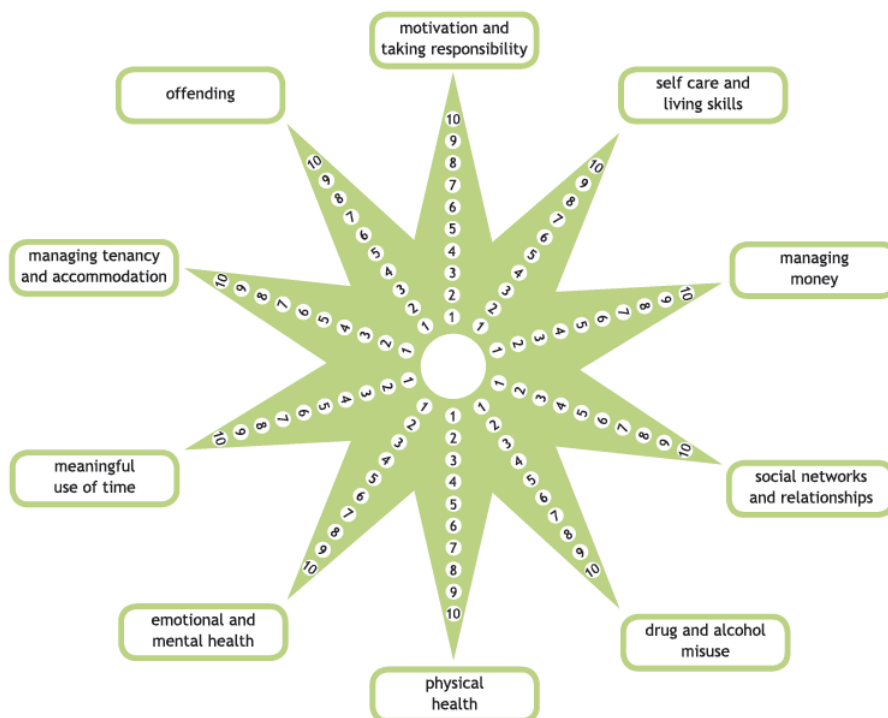
**Goal 2:** To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.

**Progress and activity:**

In 2023 to 2024:

- We provided regular keywork sessions with tenants at the YMCA, weekly group work focusing on developing independent living skills.
- On average we have 8 Keywork Sessions a year with each tenant.
- Working with tenants we identify that finding a “meaningful use of time” is one of the main reasons for contact, with the 2<sup>nd</sup> being “managing your tenancy” then “emotional health”. These topics are taken from the Outcome Star we use with tenants to explore their needs and develop an understanding of how we can help them. It can also be used to track progress, but we don’t see the patterns you may expect (upward trends as tenants move to independence) because of a range of factors. See below for the Outcome Star template.
- We managed an increase in tenants with mental health issues with 38% showing a mental health problem or severe mental health problem when using the Warwick-Edinburgh Mental Wellbeing Scale.

## The Outcomes Star



Housing Outcome Star – Tenants will work with their Keyworker to identify where they sit on the scale against the topics.

**Goal 3:** To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.

**Progress and activity:**

In 2023 to 2024:

- We successfully applied for several grants, trusts and donors to fund our work and have exceeded our funding expectations in the Strategic Plan.
- We have developed a variety of different youth projects and have engaged over 1500 times with young people.
- We delivered 147 youth work sessions in the year and staff dedicated over 250 hours of delivery.
- The Red Triangle Drama group continues to meet and won the best walking float on St Wilfred's Day. The inclusive group has been running for 30 years and have worked on various plays this year including Inside Out, The Deathly Hallows, Elf and Toad of Toad Hall.
- We continue to chair Ripon Youth Work Partnership which started in 2021 following an increase in anti-social behaviour in Ripon. The partnership continues to grow and is a resource for the police, local decision makers and providers of Youth Work.

**Goal 4:** Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society and community.

**Progress and activity:**

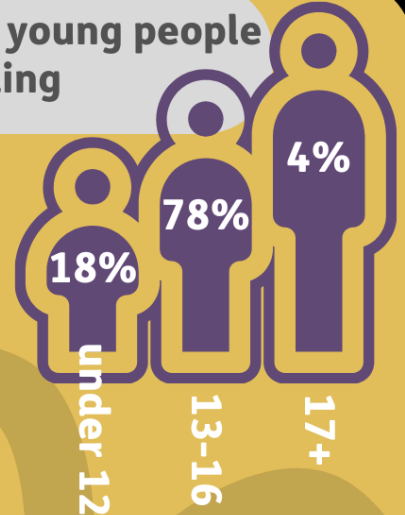
In 2023 to 2024:

- We provide resources and information to local organisations around homelessness, mental health and safeguarding.
- We lead and chair the Ripon Youth Work Partnership.
- We are working with Ripon Together to promote young people's participation and community involvement as part of their annual awards ceremony.
- We enabled Teen Talk youth voice feedback and provided it to the Youth Work Partnership and Ripon City Council.
- Our Young Leaders Group has been involved in supporting numerous community events and organisations including the Ripon Theatre Festival and Ripon Library.
- We continue to develop our partnerships and reputation amongst funders and local organisations to ensure we are involved and included in future plans and developments.

# Youth work at Ripon YMCA in 23/24



Age of young people attending



254.5 hours of staff delivery time



137 sessions delivered

We engaged with 84 individual young people in sessions



20 Young Leaders organised activities for 87 other young people



The Ripon Youth Work Partnership has engaged with 26 professionals



100% said they would recommend our training to a colleague



18 people attended our partnership training in Safeguarding and Working with Young People

Contraception  
Healthy Food  
Personal Safety  
Friendships  
Drugs  
Sexual Health  
LGBTQ+  
Active Lifestyle  
Relationships  
Employment  
Body Image  
Alcohol  
ABS  
Isolation  
Smoking  
Housing  
Family Relationships  
Boredom  
Poverty  
Vaping  
Anxiety  
School  
Mental Health  
Exams  
Bullying  
Police  
Social Media

Issues coming up in sessions



**We are grateful to the following organisations, funders and partners who have supported our work in 2021/22.**

Albert Hunt Foundation	Morrisons Community Champion
Aldi	Mountain Warehouse
Angela Portz	The National Lottery Community Fund
B&Q Foundation	North Yorkshire Sport
BBC Children in Need	NYC locality fund
Beware of the Bull	RBM
Bramell Foundation	Realitea
Boroughbridge Dental Services	Ripon Cathedral
Charles and Elsie Sykes Foundation	Ripon City Council
Community Alcohol Partnership	Ripon Girls Group
Evolve	Ripon Library
Farmison	Ripon Museums Trust
HADCA	Sainsbury's Ripon
Holy Trinity Church	Skipton Building Society
Lloyds Bank Foundation for England & Wales	Sylvia and Colin Shepherd Trust
M&S Ripon	Yorkshire Building Society

**We are also grateful to the many individual donors and community supporters for their ongoing commitment to our work. We continue to receive many donations in support of our projects and in remembrance.**

**Thank you**

## Treasurers Report

2023-24 has been another year of sustainable growth, as the organisation continued to build robust foundations and leverage these to grow at a manageable pace. Our housing income has grown as a result of focused work to ensure that our occupancy rates are high and our rents are sustainable.

Our financial position has improved since the prior year; free reserves have increased from £126,289 to £130,500. This means we have met our target level of free reserves, demonstrating that we continue to operate on a sustainable basis.

Total turnover for the year is £415,013 (2022-23 £271,986), this has enabled the organisation to again make a small increase to staff levels over the course of the year, and to purchase a van, which has enabled us to operate more effectively. This has been driven by effective fundraising, the continued generosity of the public through donations, and through effective management of costs.

We recognised an impairment to our property value of c£1m. This arose as a result of a substantial valuation exercise undertaken by Kempston Park Chartered Surveyors. The valuation is predicated upon the anticipated resale value of our property, and provides a robust basis for us to use this year and beyond.

The trustees undertook work to identify an appropriate policy for securing our long-term future, which has resulted in the transfer of £70,000 to designated funds. We now have a Property Development fund of £113,000 and an Organisation Development fund of £20,000.

This has been my third year at the YMCA as Treasurer. This year I have worked closely with the team and have been pleased to note that proportionate controls are in place around spending and other areas of the accounts. I look forward to seeing the organisation continue to thrive in 2024-25.

Anthony Pitt – Treasurer Ripon YMCA

**The next pages to contain the following once finalised:**

- **Statement of Income and Expenditure**
- **Balance sheet**

**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2024**

	Note	Unrestricted 2024 £	Restricted 2024 £	Total 2024 £	Restated Total 2023 £
Turnover		365,833	49,180	415,013	271,986
Operating costs	3	(298,765)	(28,617)	(327,382)	(261,958)
Operating surplus		67,068	20,563	87,631	10,028
Interest receivable and similar income		369	-	369	-
Surplus/(deficit) for the year on ordinary activities		67,437	20,563	88,000	10,028
Gain / (loss) on revaluation		35,975	-	35,975	(171,516)
<b>Total comprehensive income /(expenditure) for the year</b>		<b>103,412</b>	<b>20,563</b>	<b>123,975</b>	<b>(161,488)</b>

The above figures are derived from continuing operations.

Approved by the trustees on 17/07/2024 and signed on their behalf by:

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2024**

	Note	2024 £	Restated 2023 £
<b>Tangible fixed assets</b>	6	494,719	475,441
<b>Current assets</b>			
Debtors and prepayments	7	15,757	3,692
Cash at bank and in hand		309,909	220,422
		-----	-----
		325,666	224,114
Creditors: Amounts falling due within one year	8	(25,905)	(21,268)
		-----	-----
<b>Net current assets</b>		299,761	202,846
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(5,065)	(12,847)
		-----	-----
<b>Total net assets</b>		789,415	665,440
		=====	=====
<b>Reserves</b>			
Income and expenditure reserve		569,385	571,948
Designated development fund		113,000	48,000
Designated CIO fund		20,000	15,000
Revaluation reserve	12	55,799	19,824
Restricted Funds		31,231	10,668
		-----	-----
<b>Total reserves</b>		789,415	665,440
		=====	=====

The financial statements were approved and authorised for issue by the trustees on 17/07/2024 and signed on their behalf by:

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION  
(KNOWN AS RIPON YMCA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2024**

Charity Number 250986

Housing Association Number LH3651

## RIPON YMCA

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## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2024

#### REFERENCE AND ADMINISTRATIVE INFORMATION

<b>Charity Number</b>	250986
<b>Registered Address</b>	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
<b>Patron</b>	Jo Ropner LL
<b>Trustees</b>	
Chairperson	Sean McKibben
Treasurer	Anthony Pitt
Vice Chair	Post currently vacant
Additional trustees:	Kari Munro (resigned 19 <sup>th</sup> July 2023) Jo Thackwray Rebecca Mian Yvonne Agars Vicky Hogg (appointed 19 <sup>th</sup> July 2023)
<b>Key Management Personnel</b>	Lucy Downes
<b>Principal Bankers</b>	HSBC plc 34 Westgate, Ripon, North Yorkshire
<b>Independent Examiner</b>	Frances Howard Fortus Limited Equinox House, Clifton Park Shipton Road York YO30 5PA

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2024 CONTINUED

The trustees present their report and financial statements for the year ended 31 March 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards, the details are set out further in the basis of preparation and accounting policies on page 11.

#### Objectives

The objects of the Association arise from its acceptance of the Paris Basis 1855 incorporated into the National Statement of the Aims and Purposes of the YMCA in England, adopted at the National Assembly of the English Young Men's Christian Associations in the year 2003, namely:

*"The YMCA is a Christian Movement which seeks 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. It welcomes into its fellowship persons of all religious faiths and of none".*

In accordance with its Christian values the YMCA stands for:

- A worldwide fellowship based on the equal value of all persons
- Respect and freedom for all, tolerance and understanding between people of different opinions
- Active concern for the needs of the community
- United effort by Christians of different traditions

As the expression of its Christian purposes the YMCA aims to:

- Provide a welcome to its members for themselves in a meeting place which is theirs to share where friendships can be made and counsel sought
- Develop activities which stimulate and challenge members in an environment that enables them to take responsibility to find a sense of achievement
- Involve all members in the care and work for others
- Create opportunities for exchanging views so that members can improve their understanding of the world, of themselves and of one another

Accordingly, the objects of the Association are:

- (1) 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.
- (2) To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) To provide short term 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.

#### Housing Association

Ripon YMCA is a Registered Provider of Social Housing and has 19 bedsits that were converted in the 1980's and 90's using grants from the agency now called Homes England. We also redeveloped a 3 bedroom shared house on site which became available for use in 2021. This project was self-funded and currently provides us with additional Supported Accommodation for young people in Ripon.

The trustees have due regard to the Charity Commission's guidance on public benefit, and ensure that the activities of the organisation meet those requirements.

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2024 CONTINUED

#### ACHIEVEMENTS AND PERFORMANCE

The objects of Ripon YMCA are to provide youth and community work within the local area. This is achieved by providing the following quality programme of work in: -

1. Supported housing for primarily young people aged 16-35.
2. Programmed projects to develop life skills and employability.
3. Programmed youth work for young people.

The charity's management team have continued to build on its performance last year to improve its financial base. The additional capacity of an extended team has enabled us to develop our services in Supported Housing for young adults.

Our Youth and Community work has expanded and continues to develop the range of opportunities for young people in Ripon. Several multi-year projects are now funded providing a secure base for Youth Work in the organisation.

We continue to develop provision and are working towards our 5-year strategic plan.

Our strategic plan identified 4 Goals for Ripon YMCA:

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society.

#### VALUE FOR MONEY METRICS

This is a requirement of the Housing Association:

	2024	2023	NHF*
<b>Business Health</b>			
Operating Margin (overall) %	21%	4%	18.2%
Operating Margin (social housing) %	(7%)	(2%)	19.8%
EBITDA MRI - % of interest cover	0%	0%	128%
<b>Development &amp; Capacity</b>			
New Supply – social housing units %	0%	0%	1.3%
New Supply – non-social housing units %	0%	0%	0.27%
Gearing %	(82%)	(16%)	45%
<b>Outcomes</b>			
Reinvestment %	1%	1%	6.7%
<b>Asset Management</b>			
Return on Capital Employed	11%	1%	2.8%
<b>Operating Efficiency</b>			
Headline social housing cost per unit	£13,578	£10,369	£4,586

\*figures taken from NHF report 2023

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2024 CONTINUED

#### FINANCIAL REVIEW

The charity has made an operating surplus of £87,631 (2023: £10,028). Due to interest received and a revaluation of the buildings, the charity is showing an overall surplus of £123,975. The modest surplus was achieved through accurate financial planning and additional tracking of spend against grant income. Staffing costs have increased to deliver against project work and occupancy has been higher than expected.

We would like to thank and acknowledge Lloyds Bank Foundation for England and Wales for the unrestricted grant of £25,000 given to increase capacity, and support organisation development..

During the year it has come to the trustees attention that the property valuation was inaccurate, therefore a prior year adjustment has been made to correct this error.

#### RESERVES POLICY

The trustees have designated an extra £65,000 to the property development fund to cover various capital projects planned.

The trustees have designated an extra £5,000 to an organisation development fund for the charities governance and capacity whilst working towards an incorporation structure (CIO).

The total charity funds at the year-end were £789,415 (2023: £665,440) which includes the revaluation reserve of £30,174 (2023: £19,824). After removing the remaining fixed assets of £494,719 (2023: £474,441), the designated fund of £133,000 (2023: £63,000), the restricted funds of £31,231 (2023: £10,668) and the addition of the restricted creditor of £9,960 (2023: £9,960), this leaves free reserves at £130,465 (2023: £126,289).

The trustees have decided that free reserves should reflect 6 months of operating costs at £130,500.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Ripon YMCA is registered with the Housing Association (Number LH3651) and is a registered charity (Number 250986).

The charity adopted the model constitution of YMCA as amended 5 October 1981, 6 January 1989, 25 May 1994 and 25 May 2005.

A charitable incorporated organisation (CIO - 1180912) has been registered in November 2018 with the intention to achieve limited liability status, a form that is better suited to the charity's development. Limited activity has been recorded in the new charity as yet. It is intended that, at some point in the future, the charity's assets and liabilities will be transferred to this new organisation.

The trustees have undertaken an assessment and confirmed the charity's compliance with the Governance and Financial Viability Standard.

The charity receives Health and Safety, Governance and Legal support via professional consultants. We also look to Community First Yorkshire, NCVO and YMCA E & W for compliance and governance developments. We have also started to utilise the Trusted Charity Standard.

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of trustees is carried out annually to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk)

**RIPON YMCA**

**TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2024 CONTINUED**

**Trustee's responsibilities**

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

. In preparing the financial statements the trustees are required to: -

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees 17/07/2024 and signed on their behalf by:



.....

Sean McKibben - Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**  
**RIPON YMCA**  
**YEAR ENDED 31 MARCH 2024**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2024 which comprise the statement of comprehensive income, statement of changes in funds, statement of financial position, statement of cash flows and relevant notes.

**Respective responsibilities of the trustees and reporting accountants**

The trustees of the Registered Social Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

**Basis of opinion**

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

**Opinion**

In our opinion:

- the accounts for year ended 31 March 2024 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2024 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

*Frances Howard*

Frances Howard  
Fortus Limited  
Equinox House, Clifton Park  
Shipton Road  
York  
YO30 5PA

17/7/24

**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2024**

	Note	Unrestricted 2024 £	Restricted 2024 £	Total 2024 £	Restated Total 2023 £
Turnover		365,833	49,180	415,013	271,986
Operating costs	3	(298,765)	(28,617)	(327,382)	(261,958)
Operating surplus		67,068	20,563	87,631	10,028
Interest receivable and similar income		369	-	369	-
Surplus/(deficit) for the year on ordinary activities		67,437	20,563	88,000	10,028
Gain / (loss) on revaluation		35,975	-	35,975	(171,516)
<b>Total comprehensive income /(expenditure) for the year</b>		<b>103,412</b>	<b>20,563</b>	<b>123,975</b>	<b>(161,488)</b>

The above figures are derived from continuing operations.

Approved by the trustees on 17/07/2024 and signed on their behalf by:



.....  
Sean McKibben - Chair



.....  
Anthony Pitt - Treasurer

**RIPON YMCA**

**STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31 MARCH 2024**

	Income and Expenditure £	Designated Funds £	Revaluation Reserve £	Restricted Funds £	Total £
As at 1 April 2023	571,948	63,000	1,050,174	10,668	1,695,790
Adjustment	-	-	(1,030,350)	-	(1,030,350)
Restated at 1 April 2023	571,948	63,000	19,824	-	665,440
Transfer	(70,000)	70,000	-	-	-
Revaluation Transfer	(35,975)	-	35,975	-	-
Total comprehensive income for the period	129,037	-	(25,625)	20,563	123,975
As at 31 March 2024	595,010	133,000	30,174	31,231	789,415

-----Restated 2023-----

	Income and Expenditure £	Designated Funds £	Revaluation Reserve £	Restricted Funds £	Total £
As at 1 April 2022	564,669	30,500	191,340	40,419	826,928
Transfer	(32,500)	32,500	-	-	-
Revaluation Transfer	171,516	-	(171,516)	-	-
Total comprehensive income for the period	(131,737)	-	-	(29,751)	(161,488)
As at 31 March 2023	571,948	63,000	19,824	10,668	665,440

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2024**

	Note	2024 £	Restated 2023 £
<b>Tangible fixed assets</b>	6	494,719	475,441
<b>Current assets</b>			
Debtors and prepayments	7	15,757	3,692
Cash at bank and in hand		309,909	220,422
		-----	-----
		325,666	224,114
Creditors: Amounts falling due within one year	8	(25,905)	(21,268)
		-----	-----
<b>Net current assets</b>		299,761	202,846
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(5,065)	(12,847)
		-----	-----
<b>Total net assets</b>		789,415	665,440
		=====	=====
 <b>Reserves</b>			
Income and expenditure reserve		569,385	571,948
Designated development fund		113,000	48,000
Designated CIO fund		20,000	15,000
Revaluation reserve	12	55,799	19,824
Restricted Funds		31,231	10,668
		-----	-----
<b>Total reserves</b>		789,415	665,440
		=====	=====

The financial statements were approved and authorised for issue by the trustees on 17/07/2024 and signed on their behalf by:



.....  
Sean McKibben - Chair



.....  
Anthony Pitt – Treasurer

The notes on pages Page 11 to Page 21 form part of these accounts.

**RIPON YMCA**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED 31 MARCH 2024**

	Note	2024 £	2023 £
<b>Net cash generated from operating activities</b>	1	<b>102,946</b>	<b>43,205</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(13,828)	(1,016)
Interest received		369	-
		-----	-----
<b>Net cash flow from investing activities</b>		<b>(13,459)</b>	<b>(1,016)</b>
<b>Net change in cash and cash equivalents</b>		<b>89,487</b>	<b>42,189</b>
Cash and cash equivalents at 31 March 2023		220,422	178,233
		-----	-----
Cash and cash equivalents at 31 March 2024		309,909	220,422
		=====	=====

**Notes to the statement of cash flows**

	2024 £	2023 £
<b>1. Net cash generated from operating activities</b>		
Surplus for the year	88,000	10,028
Interest received	(369)	-
Depreciation and loss on disposal	30,525	10,351
Decrease/(increase) in debtors	(12,065)	20,203
(Decrease)/increase in creditors	(3,145)	2,623
	-----	-----
<b>Net cash flow from operating activities</b>	<b>102,946</b>	<b>43,205</b>
	=====	=====

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2024

#### 1. ACCOUNTING POLICIES

##### Statutory information

Ripon YMCA is a registered charity in England & Wales and registered with the housing association. The registered address and place of business is 4 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ.

##### Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2018 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

##### 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 for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### Tangible fixed assets and depreciation

Expenditure on fixed assets costing more than £250 is capitalised.

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual value evenly over their expected useful lives as follows subject to annual review:

Housing property	2.5%	Straight line
Hall area	2.5%	Straight line
Housing furniture & equipment	25%	Reducing balance
Vehicles	25%	Reducing balance
Hall area furniture & equipment	25%	Reducing balance

##### Revaluation Policy

The trustees have decided to obtain a commercial revaluation of the property every 3 years and to request a professional review of the valuation on an annual basis.

##### Turnover

All income is included in the statement of comprehensive income when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2024

#### 1. ACCOUNTING POLICIES (continued)

##### Grants

Income from donations and grants, including capital grants, are included in income when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions, which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in income until the pre-conditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to pre-conditions regarding entitlement, this income is included in income of restricted funds when receivable.

##### Operating costs

Expenditure is included in the statement of comprehensive income on an accrual's basis.

##### Pension

Ripon YMCA 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. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Ripon YMCA.

As described in note 11 Ripon YMCA has a contractual obligation to make pension deficit payments of £2469.18 per annum over the period to May 2027, accordingly this is shown as a liability in note 11 to these accounts. In addition, Ripon YMCA is required to contribute £786.98 per annum to the operating expense of the pension plan and these costs are charged to the statement of comprehensive income as made.

New members auto enrol into the NEST pension scheme. The costs are charged to the statement of comprehensive income as incurred.

##### Fund accounting

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

##### Designated funds

Designated funds are part of unrestricted funds which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated funds as appropriate.

##### Restricted funds

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

<b>2. SOCIAL HOUSING TURNOVER AND COSTS</b>	<b>2024 £</b>	<b>2023 £</b>
Social housing lettings	276,224	220,525
Service charges receivable	3,250	3,593
	279,474	224,118
Total turnover from social housing lettings	279,474	224,118
Social housing activity expenditure	(298,705)	(228,115)
	(19,231)	(3,997)
Operating (deficit) from social housing activities	(19,231)	(3,997)

**3. OPERATING COSTS 2024**

	<b>Unrestricted 2024 £</b>	<b>Restricted 2024 £</b>	<b>Total 2024 £</b>
Staff costs	173,224	17,727	190,951
Facilities management	104,670	8,542	113,212
Administration costs	25,509	2,348	27,857
Pension fund deficit	(4,638)	-	(4,638)
	298,765	28,617	327,382
	298,765	28,617	327,382
Housing expenditure	298,705	-	298,705
Non-housing expenditure	60	28,617	28,677
	298,765	28,617	327,382
	298,765	28,617	327,382

Included in administration costs is the independent examination fee of £2,309 (2023: £2,178).

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

**3. OPERATING COSTS 2023**

	<b>Unrestricted 2023 £</b>	<b>Restricted 2023 £</b>	<b>Total 2023 £</b>
Staff costs	129,689	35,611	165,300
Facilities management	62,925	10,170	73,095
Administration costs	14,613	7,454	22,067
Pension fund deficit	1,496	-	1,496
	<hr/>	<hr/>	<hr/>
	208,723	53,235	261,958
	<hr/>	<hr/>	<hr/>
Housing expenditure	208,723	19,392	228,115
Non-housing expenditure	-	33,843	33,843
	<hr/>	<hr/>	<hr/>
	208,723	53,235	261,958
	<hr/>	<hr/>	<hr/>

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

**4. STAFF COSTS**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Wages and salaries	170,353	148,726
Social Security	9,727	8,768
Pension	3,766	3,261
Pension fund deficit	(4,638)	1,496
Other costs	7,105	14,545
	<hr/>	<hr/>
Total staff costs	186,313	176,796
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees (FTE)	5.65	4.97
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees	9	8
	<hr/> <hr/>	<hr/> <hr/>

FTE is based upon 37 hours per week.

There are no employees who received more than £60,000 as their employee package. (2023: no employees)

**5. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION**

The total remuneration for key management personnel amounted to £37,830 (2023: £34,475).

The chief executive is a member of a workplace NEST pension scheme; £920 (2023: £731 in pension contributions were made on behalf of the chief executive).

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

**6. TANGIBLE FIXED ASSETS**

	Freehold Land £	Housing property £	Hall Area £	Housing furniture & equipment £	Vehicles £	Hall area furniture & equip £	Total £
<b>Cost/valuation</b>							
As at 31 March 2023	92,800	1,100,000	300,000	137,043	-	37,634	1,667,477
Adjustment	-	(730,350)	(300,000)	-	-	-	(1,030,350)
Restated at 1 April 2023	<u>92,800</u>	<u>369,650</u>	<u>-</u>	<u>137,043</u>	<u>-</u>	<u>37,634</u>	<u>637,127</u>
Additions	-	-	-	3,628	10,200	-	13,828
Disposals	-	-	-	(3,910)	-	-	(3,910)
Revaluation	-	10,350	-	-	-	-	10,350
As at 31 March 2024	<u>92,800</u>	<u>380,000</u>	<u>-</u>	<u>136,761</u>	<u>10,200</u>	<u>37,634</u>	<u>657,395</u>
<b>Depreciation</b>							
As at 31 March 2023	-	-	-	124,682	-	37,004	161,686
Depreciation charge	-	25,625	-	3,546	209	157	29,537
Depreciation on disposal	-	-	-	(2,922)	-	-	(2,922)
Depreciation eliminated On revaluation	-	(25,625)	-	-	-	-	(25,625)
As at 31 March 2024	<u>-</u>	<u>-</u>	<u>-</u>	<u>125,306</u>	<u>209</u>	<u>37,161</u>	<u>162,676</u>
<b>Net book value</b>							
as at 31 March 2024	<u>92,800</u>	<u>380,000</u>	<u>-</u>	<u>11,455</u>	<u>9,991</u>	<u>473</u>	<u>494,719</u>
<b>Net Book value</b> as at 31 March 2023	<u>92,800</u>	<u>369,650</u>	<u>-</u>	<u>12,361</u>	<u>-</u>	<u>630</u>	<u>475,441</u>

Housing Property and Hall Area were revalued on 20 March 2024 by Kempston-Parkes Chartered Surveyors, to show them at fair value. The original cost was £349,826. Hall area is included in the revaluation of Housing Property.

**7. DEBTORS AND PREPAYMENTS**

	2024 £	2023 £
Gross social housing rent owed	3,439	2,501
Other debtors	95	100
Prepayments	12,223	1,091
	<u>15,757</u>	<u>3,692</u>

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	<b>2024</b>	<b>2023</b>
	£	£
Trade creditors	5,305	1,250
Other creditors	-	4
Other taxation and social security	4,413	4,078
Accruals	3,733	3,219
Pension deficit liability	note 11 2,494	2,757
Deferred income	note 9 9,960	9,960
	25,905	21,268
	25,905	21,268

**9. DEFERRED INCOME**

	<b>Total 2024</b>	<b>Total 2023</b>
	£	£
At 1 April 2023	9,960	-
Additions during the year	9,960	9,960
Amounts released to income	(9,960)	-
	9,960	9,960
	9,960	9,960

The deferred income relates to grants for future period projects.

**10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR**

	<b>2024</b>	<b>2023</b>
	£	£
Pension deficit liability	note 11 5,065	12,847
	5,065	12,847

**11. PENSION COMMITMENT**

Ripon YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of Ripon YMCA and at the year-end these were invested in the Mercer Dynamic De-risking Solution, 65% matching portfolio and 35% in the growth portfolio and Schroder (property units only).

The most recent completed three year valuation was at 1<sup>st</sup> May 2023. 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 of 4.56%, the increase in pensions in payment of 3.18% (for RPI capped at 5% pa), and the average life expectancy from normal retirement age (of 65) for a current male pensioner of 21.5 years, female 24.0 years, and 23.1 years for a male pensioner, female 25.7 years, retiring in 20 years' time. The result of the valuation showed that the actuarial value of the assets was £103.1m which represented 92% of the benefits that had accrued to members.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

**11. PENSION COMMITMENT (continued)**

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 2023 showed that the YMCA Pension Plan had a deficit of £9.1 million. Ripon YMCA has been advised that it will need to make monthly contributions of £271.34 from 1 May 2024. 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. Agreed future deficit contributions have been discounted using a rate of 1% (2023: 3%) The current recovery period is 3 years commencing 1 May 2024.

	<b>Within One one year</b>	<b>One to Two years</b>	<b>Two to Five years</b>	<b>After Five years</b>	<b>Total After more than one year</b>	<b>Total 2023</b>
	£	£	£	£	£	£
As at 31 March 2024	2,494	2,445	2,620	-	5,065	7,559
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
As at 31 March 2023	2,757	2,684	7,591	2,572	12,847	15,604
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

In addition, Ripon 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 Ripon YMCA may be called upon to pay in the future.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

**12. ANALYSIS OF FUNDS**

	<b>Reinstated</b> Balance b/fwd 1 April 2023 £	Income £	Expenditure £	Transfers £	Balance c/fwd 31 March 2024 £
<b>Unrestricted Funds</b>					
General Funds	571,948	402,177	(273,140)	(105,975)	595,010
Revaluation Reserve	19,824	-	(25,625)	35,975	30,174
<i>Designated Funds:</i>					
Property Development Fund	48,000	-	-	65,000	113,000
Organisational Development Fund	15,000	-	-	5,000	20,000
	_____	_____	_____	_____	_____
<b>Total Unrestricted Funds</b>	<b>654,772</b>	<b>402,177</b>	<b>(298,765)</b>	<b>-</b>	<b>758,184</b>
	=====	=====	=====	=====	=====
<b>Restricted Funds</b>					
Sainsburys Neighbourly Grants	3,032	-	(1,999)	-	1,033
YMCA ERF (TCS)	1,413	-	(1,413)	-	-
BBC Children in Need	1,223	9,960	(11,183)	-	-
NYCC Locality Fund	5,000	1,000	(5,443)	-	557
National Lottery Community Fund; RC Yorkshire & Humber Region	-	34,750	(5,109)	-	29,641
Ripon City Council	-	3,470	(3,470)	-	-
	_____	_____	_____	_____	_____
<b>Total Restricted Funds</b>	<b>10,668</b>	<b>49,180</b>	<b>(28,617)</b>	<b>-</b>	<b>31,231</b>
	=====	=====	=====	=====	=====
<b>Total Funds</b>	<b>665,440</b>	<b>451,357</b>	<b>(327,382)</b>	<b>-</b>	<b>789,415</b>
	=====	=====	=====	=====	=====

The revaluation reserve represented the cumulative effect of revaluation of tangible fixed assets. It is the difference between the net book value of the properties and the cost.

**Designated funds**

Property Development Fund - funds set aside to cover various capital projects planned.

Organisation Development Fund – funds for the development of the charities governance and capacity whilst working towards an incorporated structure (CIO). It's expected that additional funds will be required for this project and we are exploring options including fundraising.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2024

#### 12. ANALYSIS OF FUNDS (continued)

##### Restricted funds

**Sainsburys Neighbourly Grants-** A grant to support education and provide food support for tenants and vulnerable young people in Ripon.

**YMCA ERF (TCS)-** Capacity building grant to support Ripon and Ryedale YMCA to move towards trusted charity status and develop a package of policy which can be shared across the YMCA federation.

**BBC Children in Need-** Funding to deliver a Young Leaders programme for young people who lack opportunities to be active or to access education, skills and training.

**NYC Locality Fund-** Funds to support approximately 6 months of delivery of our Teen's drop in sessions- engaging with 12-18 year olds in Ripon to provide an environment they can talk to youth workers about a wide range of issues. £1,000 additional funding to provide uniform for staff.

**National Lottery Community Fund; RC Yorkshire and Humber Region** are providing 3 years of staged funding started in September 2023. The project is delivering a range of activities, early intervention opportunities, and support for young people and young adults in Ripon.

**Ripon City Council Partnership Fund-** Funding to support Ripon YMCA in the facilitating of 3 projects: Ripon Youth Work Partnership, Ripon Youth Volunteering Network, and Teen Talk.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024

12. ANALYSIS OF FUNDS (Continued)

Restated 2023

	Balance b/fwd 1 April 2022	Income	Expenditure	Transfers	Balance c/fwd 31 March 2023
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	564,669	248,502	(380,239)	139,016	571,948
Revaluation Reserve	191,340	-	-	(171,516)	19,824
Designated Funds:					
Property Development Fund	30,500	-	-	17,500	48,000
Organisational Dev Fund	-	-	-	15,000	15,000
<b>Total Unrestricted Funds</b>	<b>786,509</b>	<b>248,502</b>	<b>(380,239)</b>	<b>-</b>	<b>654,772</b>
<b>Restricted Funds</b>					
Coronavirus Community fund	3,470	-	(3,470)	-	-
Tackling inequalities fund	2,519	-	(2,519)	-	-
Works for you project fund	16,500	-	(16,500)	-	-
Co-op local community fund	373	-	(373)	-	-
Sainsburys neighbourly grant	4,427	-	(1,395)	-	3,032
The National Lottery Fund	4,518	-	(4,518)	-	-
YMCA ERF (TCS)	3,863	-	(2,450)	-	1,413
NYPFCC	4,749	-	(4,749)	-	-
Barclay Sported	-	500	(500)	-	-
Community Alcohol Partnership	-	199	(199)	-	-
Ripon Masonic lodge	-	1,000	(1,000)	-	-
North Yorks Sports (Spark)	-	4,825	(4,825)	-	-
NYCC Early Help- Get Going	-	2,000	(2,000)	-	-
BBC Children in Need	-	9,960	(8,737)	-	1,223
NYCC Locality Fund	-	5,000	-	-	5,000
<b>Total Restricted Funds</b>	<b>40,419</b>	<b>23,484</b>	<b>(53,235)</b>	<b>-</b>	<b>10,668</b>
<b>Total Funds</b>	<b>826,928</b>	<b>271,986</b>	<b>(433,474)</b>	<b>-</b>	<b>665,440</b>

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2024**

**13. OTHER FINANCIAL COMMITMENTS**

At 31 March 2024 the charity had total commitments under non-cancellable operating leases

	2024 £	2023 £
Within one year	2,501	2,563
Within two to five years	8,755	2,683
Over 5 years	6,384	-
	<hr/>	<hr/>
	17,640	5,246
	<hr/> <hr/>	<hr/> <hr/>

**14. RELATED PARTY TRANSACTIONS**

£95 is owed by Ripon YMCA CIO (2023: £4 owing to Ripon YMCA CIO)

**15. CONTINGENT LIABILITY**

Over the years the Housing Association has provided grants to help with the improvements to the social housing property. If the properties were to be sold these grants would become repayable. These amount to £311,943.

**16. PRIOR YEAR ADJUSTMENT**

During the year it has come to the trustees attention that the property valuation was inaccurate so an adjustment has been made to correct the error. This has had the effect of:

	£
<b>Property fixed asset</b>	
Value at 31 March 2023	1,400,000
Prior year adjustment	(1,030,350)
	<hr/>
Restated value at 31 March 2023	<b>369,650</b>
	<hr/> <hr/>
<b>Funds</b>	
Funds at 31 March 2023	1,695,790
Prior year adjustment	(1,030,350)
	<hr/>
Funds at 31 March 2024	<b>665,440</b>
	<hr/> <hr/>

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION  
(KNOWN AS RIPON YMCA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2024**

Charity Number 250986

Housing Association Number LH3651

## RIPON YMCA

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## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2024

#### REFERENCE AND ADMINISTRATIVE INFORMATION

<b>Charity Number</b>	250986
<b>Registered Address</b>	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
<b>Patron</b>	Jo Ropner LL
<b>Trustees</b>	
Chairperson	Sean McKibben
Treasurer	Anthony Pitt
Vice Chair	Post currently vacant
Additional trustees:	Kari Munro (resigned 19 <sup>th</sup> July 2023) Jo Thackwray Rebecca Mian Yvonne Agars Vicky Hogg (appointed 19 <sup>th</sup> July 2023)
<b>Key Management Personnel</b>	Lucy Downes
<b>Principal Bankers</b>	HSBC plc 34 Westgate, Ripon, North Yorkshire
<b>Independent Examiner</b>	Frances Howard Fortus Limited Equinox House, Clifton Park Shipton Road York YO30 5PA

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2024 CONTINUED

The trustees present their report and financial statements for the year ended 31 March 2024. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards, the details are set out further in the basis of preparation and accounting policies on page 11.

#### Objectives

The objects of the Association arise from its acceptance of the Paris Basis 1855 incorporated into the National Statement of the Aims and Purposes of the YMCA in England, adopted at the National Assembly of the English Young Men's Christian Associations in the year 2003, namely:

*"The YMCA is a Christian Movement which seeks 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. It welcomes into its fellowship persons of all religious faiths and of none".*

In accordance with its Christian values the YMCA stands for:

- A worldwide fellowship based on the equal value of all persons
- Respect and freedom for all, tolerance and understanding between people of different opinions
- Active concern for the needs of the community
- United effort by Christians of different traditions

As the expression of its Christian purposes the YMCA aims to:

- Provide a welcome to its members for themselves in a meeting place which is theirs to share where friendships can be made and counsel sought
- Develop activities which stimulate and challenge members in an environment that enables them to take responsibility to find a sense of achievement
- Involve all members in the care and work for others
- Create opportunities for exchanging views so that members can improve their understanding of the world, of themselves and of one another

Accordingly, the objects of the Association are:

- (1) 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.
- (2) To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) To provide short term 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.

#### Housing Association

Ripon YMCA is a Registered Provider of Social Housing and has 19 bedsits that were converted in the 1980's and 90's using grants from the agency now called Homes England. We also redeveloped a 3 bedroom shared house on site which became available for use in 2021. This project was self-funded and currently provides us with additional Supported Accommodation for young people in Ripon.

The trustees have due regard to the Charity Commission's guidance on public benefit, and ensure that the activities of the organisation meet those requirements.

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2024 CONTINUED

#### ACHIEVEMENTS AND PERFORMANCE

The objects of Ripon YMCA are to provide youth and community work within the local area. This is achieved by providing the following quality programme of work in: -

1. Supported housing for primarily young people aged 16-35.
2. Programmed projects to develop life skills and employability.
3. Programmed youth work for young people.

The charity's management team have continued to build on its performance last year to improve its financial base. The additional capacity of an extended team has enabled us to develop our services in Supported Housing for young adults.

Our Youth and Community work has expanded and continues to develop the range of opportunities for young people in Ripon. Several multi-year projects are now funded providing a secure base for Youth Work in the organisation.

We continue to develop provision and are working towards our 5-year strategic plan.

Our strategic plan identified 4 Goals for Ripon YMCA:

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society.

#### VALUE FOR MONEY METRICS

This is a requirement of the Housing Association:

	2024	2023	NHF*
<b>Business Health</b>			
Operating Margin (overall) %	21%	4%	18.2%
Operating Margin (social housing) %	(7%)	(2%)	19.8%
EBITDA MRI - % of interest cover	0%	0%	128%
<b>Development &amp; Capacity</b>			
New Supply – social housing units %	0%	0%	1.3%
New Supply – non-social housing units %	0%	0%	0.27%
Gearing %	(82%)	(16%)	45%
<b>Outcomes</b>			
Reinvestment %	1%	1%	6.7%
<b>Asset Management</b>			
Return on Capital Employed	11%	1%	2.8%
<b>Operating Efficiency</b>			
Headline social housing cost per unit	£13,578	£10,369	£4,586

\*figures taken from NHF report 2023

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2024 CONTINUED

#### FINANCIAL REVIEW

The charity has made an operating surplus of £87,631 (2023: £10,028). Due to interest received and a revaluation of the buildings, the charity is showing an overall surplus of £123,975. The modest surplus was achieved through accurate financial planning and additional tracking of spend against grant income. Staffing costs have increased to deliver against project work and occupancy has been higher than expected.

We would like to thank and acknowledge Lloyds Bank Foundation for England and Wales for the unrestricted grant of £25,000 given to increase capacity, and support organisation development..

During the year it has come to the trustees attention that the property valuation was inaccurate, therefore a prior year adjustment has been made to correct this error.

#### RESERVES POLICY

The trustees have designated an extra £65,000 to the property development fund to cover various capital projects planned.

The trustees have designated an extra £5,000 to an organisation development fund for the charities governance and capacity whilst working towards an incorporation structure (CIO).

The total charity funds at the year-end were £789,415 (2023: £665,440) which includes the revaluation reserve of £30,174 (2023: £19,824). After removing the remaining fixed assets of £494,719 (2023: £474,441), the designated fund of £133,000 (2023: £63,000), the restricted funds of £31,231 (2023: £10,668) and the addition of the restricted creditor of £9,960 (2023: £9,960), this leaves free reserves at £130,465 (2023: £126,289).

The trustees have decided that free reserves should reflect 6 months of operating costs at £130,500.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Ripon YMCA is registered with the Housing Association (Number LH3651) and is a registered charity (Number 250986).

The charity adopted the model constitution of YMCA as amended 5 October 1981, 6 January 1989, 25 May 1994 and 25 May 2005.

A charitable incorporated organisation (CIO - 1180912) has been registered in November 2018 with the intention to achieve limited liability status, a form that is better suited to the charity's development. Limited activity has been recorded in the new charity as yet. It is intended that, at some point in the future, the charity's assets and liabilities will be transferred to this new organisation.

The trustees have undertaken an assessment and confirmed the charity's compliance with the Governance and Financial Viability Standard.

The charity receives Health and Safety, Governance and Legal support via professional consultants. We also look to Community First Yorkshire, NCVO and YMCA E & W for compliance and governance developments. We have also started to utilise the Trusted Charity Standard.

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of trustees is carried out annually to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk)

**RIPON YMCA**

**TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2024 CONTINUED**

**Trustee's responsibilities**

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

. In preparing the financial statements the trustees are required to: -

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees 17/07/2024 and signed on their behalf by:



.....

Sean McKibben - Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**  
**RIPON YMCA**  
**YEAR ENDED 31 MARCH 2024**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2024 which comprise the statement of comprehensive income, statement of changes in funds, statement of financial position, statement of cash flows and relevant notes.

**Respective responsibilities of the trustees and reporting accountants**

The trustees of the Registered Social Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

**Basis of opinion**

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

**Opinion**

In our opinion:

- the accounts for year ended 31 March 2024 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2024 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

*Frances Howard*

Frances Howard  
Fortus Limited  
Equinox House, Clifton Park  
Shipton Road  
York  
YO30 5PA

17/7/24

**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2024**

	Note	Unrestricted 2024 £	Restricted 2024 £	Total 2024 £	Restated Total 2023 £
Turnover		365,833	49,180	415,013	271,986
Operating costs	3	(298,765)	(28,617)	(327,382)	(261,958)
Operating surplus		67,068	20,563	87,631	10,028
Interest receivable and similar income		369	-	369	-
Surplus/(deficit) for the year on ordinary activities		67,437	20,563	88,000	10,028
Gain / (loss) on revaluation		35,975	-	35,975	(171,516)
<b>Total comprehensive income /(expenditure) for the year</b>		<b>103,412</b>	<b>20,563</b>	<b>123,975</b>	<b>(161,488)</b>

The above figures are derived from continuing operations.

Approved by the trustees on 17/07/2024 and signed on their behalf by:



.....  
Sean McKibben - Chair



.....  
Anthony Pitt - Treasurer

**RIPON YMCA**

**STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31 MARCH 2024**

	Income and Expenditure £	Designated Funds £	Revaluation Reserve £	Restricted Funds £	Total £
As at 1 April 2023	571,948	63,000	1,050,174	10,668	1,695,790
Adjustment	-	-	(1,030,350)	-	(1,030,350)
Restated at 1 April 2023	571,948	63,000	19,824	-	665,440
Transfer	(70,000)	70,000	-	-	-
Revaluation Transfer	(35,975)	-	35,975	-	-
Total comprehensive income for the period	129,037	-	(25,625)	20,563	123,975
As at 31 March 2024	595,010	133,000	30,174	31,231	789,415

-----Restated 2023-----

	Income and Expenditure £	Designated Funds £	Revaluation Reserve £	Restricted Funds £	Total £
As at 1 April 2022	564,669	30,500	191,340	40,419	826,928
Transfer	(32,500)	32,500	-	-	-
Revaluation Transfer	171,516	-	(171,516)	-	-
Total comprehensive income for the period	(131,737)	-	-	(29,751)	(161,488)
As at 31 March 2023	571,948	63,000	19,824	10,668	665,440

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2024**

	Note	2024 £	Restated 2023 £
<b>Tangible fixed assets</b>	6	494,719	475,441
<b>Current assets</b>			
Debtors and prepayments	7	15,757	3,692
Cash at bank and in hand		309,909	220,422
		-----	-----
		325,666	224,114
Creditors: Amounts falling due within one year	8	(25,905)	(21,268)
		-----	-----
<b>Net current assets</b>		299,761	202,846
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(5,065)	(12,847)
		-----	-----
<b>Total net assets</b>		789,415	665,440
		=====	=====
 <b>Reserves</b>			
Income and expenditure reserve		569,385	571,948
Designated development fund		113,000	48,000
Designated CIO fund		20,000	15,000
Revaluation reserve	12	55,799	19,824
Restricted Funds		31,231	10,668
		-----	-----
<b>Total reserves</b>		789,415	665,440
		=====	=====

The financial statements were approved and authorised for issue by the trustees on 17/07/2024 and signed on their behalf by:



.....  
Sean McKibben - Chair



.....  
Anthony Pitt – Treasurer

The notes on pages Page 11 to Page 21 form part of these accounts.

**RIPON YMCA**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED 31 MARCH 2024**

	Note	2024 £	2023 £
<b>Net cash generated from operating activities</b>	1	<b>102,946</b>	<b>43,205</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(13,828)	(1,016)
Interest received		369	-
		-----	-----
<b>Net cash flow from investing activities</b>		<b>(13,459)</b>	<b>(1,016)</b>
<b>Net change in cash and cash equivalents</b>		<b>89,487</b>	<b>42,189</b>
Cash and cash equivalents at 31 March 2023		220,422	178,233
		-----	-----
Cash and cash equivalents at 31 March 2024		309,909	220,422
		=====	=====

**Notes to the statement of cash flows**

	2024 £	2023 £
<b>1. Net cash generated from operating activities</b>		
Surplus for the year	88,000	10,028
Interest received	(369)	-
Depreciation and loss on disposal	30,525	10,351
Decrease/(increase) in debtors	(12,065)	20,203
(Decrease)/increase in creditors	(3,145)	2,623
	-----	-----
<b>Net cash flow from operating activities</b>	<b>102,946</b>	<b>43,205</b>
	=====	=====

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2024

#### 1. ACCOUNTING POLICIES

##### Statutory information

Ripon YMCA is a registered charity in England & Wales and registered with the housing association. The registered address and place of business is 4 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ.

##### Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2018 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

##### 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 for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### Tangible fixed assets and depreciation

Expenditure on fixed assets costing more than £250 is capitalised.

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual value evenly over their expected useful lives as follows subject to annual review:

Housing property	2.5%	Straight line
Hall area	2.5%	Straight line
Housing furniture & equipment	25%	Reducing balance
Vehicles	25%	Reducing balance
Hall area furniture & equipment	25%	Reducing balance

##### Revaluation Policy

The trustees have decided to obtain a commercial revaluation of the property every 3 years and to request a professional review of the valuation on an annual basis.

##### Turnover

All income is included in the statement of comprehensive income when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2024

#### 1. ACCOUNTING POLICIES (continued)

##### Grants

Income from donations and grants, including capital grants, are included in income when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions, which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in income until the pre-conditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to pre-conditions regarding entitlement, this income is included in income of restricted funds when receivable.

##### Operating costs

Expenditure is included in the statement of comprehensive income on an accrual's basis.

##### Pension

Ripon YMCA 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. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Ripon YMCA.

As described in note 11 Ripon YMCA has a contractual obligation to make pension deficit payments of £2469.18 per annum over the period to May 2027, accordingly this is shown as a liability in note 11 to these accounts. In addition, Ripon YMCA is required to contribute £786.98 per annum to the operating expense of the pension plan and these costs are charged to the statement of comprehensive income as made.

New members auto enrol into the NEST pension scheme. The costs are charged to the statement of comprehensive income as incurred.

##### Fund accounting

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

##### Designated funds

Designated funds are part of unrestricted funds which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated funds as appropriate.

##### Restricted funds

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

<b>2. SOCIAL HOUSING TURNOVER AND COSTS</b>	<b>2024 £</b>	<b>2023 £</b>
Social housing lettings	276,224	220,525
Service charges receivable	3,250	3,593
	279,474	224,118
Total turnover from social housing lettings	279,474	224,118
Social housing activity expenditure	(298,705)	(228,115)
	(19,231)	(3,997)
Operating (deficit) from social housing activities	(19,231)	(3,997)

**3. OPERATING COSTS 2024**

	<b>Unrestricted 2024 £</b>	<b>Restricted 2024 £</b>	<b>Total 2024 £</b>
Staff costs	173,224	17,727	190,951
Facilities management	104,670	8,542	113,212
Administration costs	25,509	2,348	27,857
Pension fund deficit	(4,638)	-	(4,638)
	298,765	28,617	327,382
	298,765	28,617	327,382
Housing expenditure	298,705	-	298,705
Non-housing expenditure	60	28,617	28,677
	298,765	28,617	327,382
	298,765	28,617	327,382

Included in administration costs is the independent examination fee of £2,309 (2023: £2,178).

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

**3. OPERATING COSTS 2023**

	<b>Unrestricted 2023 £</b>	<b>Restricted 2023 £</b>	<b>Total 2023 £</b>
Staff costs	129,689	35,611	165,300
Facilities management	62,925	10,170	73,095
Administration costs	14,613	7,454	22,067
Pension fund deficit	1,496	-	1,496
	208,723	53,235	261,958
	208,723	53,235	261,958
Housing expenditure	208,723	19,392	228,115
Non-housing expenditure	-	33,843	33,843
	208,723	53,235	261,958
	208,723	53,235	261,958

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

**4. STAFF COSTS**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Wages and salaries	170,353	148,726
Social Security	9,727	8,768
Pension	3,766	3,261
Pension fund deficit	(4,638)	1,496
Other costs	7,105	14,545
	<hr/>	<hr/>
Total staff costs	186,313	176,796
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees (FTE)	5.65	4.97
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees	9	8
	<hr/> <hr/>	<hr/> <hr/>

FTE is based upon 37 hours per week.

There are no employees who received more than £60,000 as their employee package. (2023: no employees)

**5. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION**

The total remuneration for key management personnel amounted to £37,830 (2023: £34,475).

The chief executive is a member of a workplace NEST pension scheme; £920 (2023: £731 in pension contributions were made on behalf of the chief executive).

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

**6. TANGIBLE FIXED ASSETS**

	Freehold Land £	Housing property £	Hall Area £	Housing furniture & equipment £	Vehicles £	Hall area furniture & equip £	Total £
<b>Cost/valuation</b>							
As at 31 March 2023	92,800	1,100,000	300,000	137,043	-	37,634	1,667,477
Adjustment	-	(730,350)	(300,000)	-	-	-	(1,030,350)
Restated at 1 April 2023	<u>92,800</u>	<u>369,650</u>	<u>-</u>	<u>137,043</u>	<u>-</u>	<u>37,634</u>	<u>637,127</u>
Additions	-	-	-	3,628	10,200	-	13,828
Disposals	-	-	-	(3,910)	-	-	(3,910)
Revaluation	-	10,350	-	-	-	-	10,350
As at 31 March 2024	<u>92,800</u>	<u>380,000</u>	<u>-</u>	<u>136,761</u>	<u>10,200</u>	<u>37,634</u>	<u>657,395</u>
<b>Depreciation</b>							
As at 31 March 2023	-	-	-	124,682	-	37,004	161,686
Depreciation charge	-	25,625	-	3,546	209	157	29,537
Depreciation on disposal	-	-	-	(2,922)	-	-	(2,922)
Depreciation eliminated On revaluation	-	(25,625)	-	-	-	-	(25,625)
As at 31 March 2024	<u>-</u>	<u>-</u>	<u>-</u>	<u>125,306</u>	<u>209</u>	<u>37,161</u>	<u>162,676</u>
<b>Net book value</b>							
as at 31 March 2024	<u>92,800</u>	<u>380,000</u>	<u>-</u>	<u>11,455</u>	<u>9,991</u>	<u>473</u>	<u>494,719</u>
<b>Net Book value</b> as at 31 March 2023	<u>92,800</u>	<u>369,650</u>	<u>-</u>	<u>12,361</u>	<u>-</u>	<u>630</u>	<u>475,441</u>

Housing Property and Hall Area were revalued on 20 March 2024 by Kempston-Parkes Chartered Surveyors, to show them at fair value. The original cost was £349,826. Hall area is included in the revaluation of Housing Property.

**7. DEBTORS AND PREPAYMENTS**

	2024 £	2023 £
Gross social housing rent owed	3,439	2,501
Other debtors	95	100
Prepayments	12,223	1,091
	<u>15,757</u>	<u>3,692</u>

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

<b>8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Trade creditors	5,305	1,250
Other creditors	-	4
Other taxation and social security	4,413	4,078
Accruals	3,733	3,219
Pension deficit liability	note 11 2,494	2,757
Deferred income	note 9 9,960	9,960
	<hr/>	<hr/>
	25,905	21,268
	<hr/> <hr/>	<hr/> <hr/>

**9. DEFERRED INCOME**

	<b>Total 2024</b>	<b>Total 2023</b>
	<b>£</b>	<b>£</b>
At 1 April 2023	9,960	-
Additions during the year	9,960	9,960
Amounts released to income	(9,960)	-
	<hr/>	<hr/>
At 31 March 2024	9,960	9,960
	<hr/> <hr/>	<hr/> <hr/>

The deferred income relates to grants for future period projects.

**10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Pension deficit liability	note 11 5,065	12,847
	<hr/> <hr/>	<hr/> <hr/>

**11. PENSION COMMITMENT**

Ripon YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of Ripon YMCA and at the year-end these were invested in the Mercer Dynamic De-risking Solution, 65% matching portfolio and 35% in the growth portfolio and Schroder (property units only).

The most recent completed three year valuation was at 1<sup>st</sup> May 2023. 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 of 4.56%, the increase in pensions in payment of 3.18% (for RPI capped at 5% pa), and the average life expectancy from normal retirement age (of 65) for a current male pensioner of 21.5 years, female 24.0 years, and 23.1 years for a male pensioner, female 25.7 years, retiring in 20 years' time. The result of the valuation showed that the actuarial value of the assets was £103.1m which represented 92% of the benefits that had accrued to members.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

**11. PENSION COMMITMENT (continued)**

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 2023 showed that the YMCA Pension Plan had a deficit of £9.1 million. Ripon YMCA has been advised that it will need to make monthly contributions of £271.34 from 1 May 2024. 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. Agreed future deficit contributions have been discounted using a rate of 1% (2023: 3%) The current recovery period is 3 years commencing 1 May 2024.

	<b>Within One one year</b>	<b>One to Two years</b>	<b>Two to Five years</b>	<b>After Five years</b>	<b>Total After more than one year</b>	<b>Total 2023</b>
	£	£	£	£	£	£
As at 31 March 2024	2,494	2,445	2,620	-	5,065	7,559
	=====	=====	=====	=====	=====	=====
As at 31 March 2023	2,757	2,684	7,591	2,572	12,847	15,604
	=====	=====	=====	=====	=====	=====

In addition, Ripon 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 Ripon YMCA may be called upon to pay in the future.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024**

**12. ANALYSIS OF FUNDS**

	<b>Reinstated</b> Balance b/fwd 1 April 2023 £	Income £	Expenditure £	Transfers £	Balance c/fwd 31 March 2024 £
<b>Unrestricted Funds</b>					
General Funds	571,948	402,177	(273,140)	(105,975)	595,010
Revaluation Reserve	19,824	-	(25,625)	35,975	30,174
<i>Designated Funds:</i>					
Property Development Fund	48,000	-	-	65,000	113,000
Organisational Development Fund	15,000	-	-	5,000	20,000
	-----	-----	-----	-----	-----
<b>Total Unrestricted Funds</b>	<b>654,772</b>	<b>402,177</b>	<b>(298,765)</b>	<b>-</b>	<b>758,184</b>
	=====	=====	=====	=====	=====
<b>Restricted Funds</b>					
Sainsburys Neighbourly Grants	3,032	-	(1,999)	-	1,033
YMCA ERF (TCS)	1,413	-	(1,413)	-	-
BBC Children in Need	1,223	9,960	(11,183)	-	-
NYCC Locality Fund	5,000	1,000	(5,443)	-	557
National Lottery Community Fund; RC Yorkshire & Humber Region	-	34,750	(5,109)	-	29,641
Ripon City Council	-	3,470	(3,470)	-	-
	-----	-----	-----	-----	-----
<b>Total Restricted Funds</b>	<b>10,668</b>	<b>49,180</b>	<b>(28,617)</b>	<b>-</b>	<b>31,231</b>
	=====	=====	=====	=====	=====
<b>Total Funds</b>	<b>665,440</b>	<b>451,357</b>	<b>(327,382)</b>	<b>-</b>	<b>789,415</b>
	=====	=====	=====	=====	=====

The revaluation reserve represented the cumulative effect of revaluation of tangible fixed assets. It is the difference between the net book value of the properties and the cost.

**Designated funds**

Property Development Fund - funds set aside to cover various capital projects planned.

Organisation Development Fund – funds for the development of the charities governance and capacity whilst working towards an incorporated structure (CIO). It's expected that additional funds will be required for this project and we are exploring options including fundraising.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2024

#### 12. ANALYSIS OF FUNDS (continued)

##### Restricted funds

**Sainsburys Neighbourly Grants-** A grant to support education and provide food support for tenants and vulnerable young people in Ripon.

**YMCA ERF (TCS)-** Capacity building grant to support Ripon and Ryedale YMCA to move towards trusted charity status and develop a package of policy which can be shared across the YMCA federation.

**BBC Children in Need-** Funding to deliver a Young Leaders programme for young people who lack opportunities to be active or to access education, skills and training.

**NYC Locality Fund-** Funds to support approximately 6 months of delivery of our Teen's drop in sessions- engaging with 12-18 year olds in Ripon to provide an environment they can talk to youth workers about a wide range of issues. £1,000 additional funding to provide uniform for staff.

**National Lottery Community Fund; RC Yorkshire and Humber Region** are providing 3 years of staged funding started in September 2023. The project is delivering a range of activities, early intervention opportunities, and support for young people and young adults in Ripon.

**Ripon City Council Partnership Fund-** Funding to support Ripon YMCA in the facilitating of 3 projects: Ripon Youth Work Partnership, Ripon Youth Volunteering Network, and Teen Talk.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2024

12. ANALYSIS OF FUNDS (Continued)

Restated 2023

	Balance b/fwd 1 April 2022	Income	Expenditure	Transfers	Balance c/fwd 31 March 2023
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	564,669	248,502	(380,239)	139,016	571,948
Revaluation Reserve	191,340	-	-	(171,516)	19,824
Designated Funds:					
Property Development Fund	30,500	-	-	17,500	48,000
Organisational Dev Fund	-	-	-	15,000	15,000
<b>Total Unrestricted Funds</b>	<b>786,509</b>	<b>248,502</b>	<b>(380,239)</b>	<b>-</b>	<b>654,772</b>
<b>Restricted Funds</b>					
Coronavirus Community fund	3,470	-	(3,470)	-	-
Tackling inequalities fund	2,519	-	(2,519)	-	-
Works for you project fund	16,500	-	(16,500)	-	-
Co-op local community fund	373	-	(373)	-	-
Sainsburys neighbourly grant	4,427	-	(1,395)	-	3,032
The National Lottery Fund	4,518	-	(4,518)	-	-
YMCA ERF (TCS)	3,863	-	(2,450)	-	1,413
NYPFCC	4,749	-	(4,749)	-	-
Barclay Sported	-	500	(500)	-	-
Community Alcohol Partnership	-	199	(199)	-	-
Ripon Masonic lodge	-	1,000	(1,000)	-	-
North Yorks Sports (Spark)	-	4,825	(4,825)	-	-
NYCC Early Help- Get Going	-	2,000	(2,000)	-	-
BBC Children in Need	-	9,960	(8,737)	-	1,223
NYCC Locality Fund	-	5,000	-	-	5,000
<b>Total Restricted Funds</b>	<b>40,419</b>	<b>23,484</b>	<b>(53,235)</b>	<b>-</b>	<b>10,668</b>
<b>Total Funds</b>	<b>826,928</b>	<b>271,986</b>	<b>(433,474)</b>	<b>-</b>	<b>665,440</b>

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2024**

**13. OTHER FINANCIAL COMMITMENTS**

At 31 March 2024 the charity had total commitments under non-cancellable operating leases

	2024	2023
	£	£
Within one year	2,501	2,563
Within two to five years	8,755	2,683
Over 5 years	6,384	-
	<hr/>	<hr/>
	17,640	5,246
	<hr/> <hr/>	<hr/> <hr/>

**14. RELATED PARTY TRANSACTIONS**

£95 is owed by Ripon YMCA CIO (2023: £4 owing to Ripon YMCA CIO)

**15. CONTINGENT LIABILITY**

Over the years the Housing Association has provided grants to help with the improvements to the social housing property. If the properties were to be sold these grants would become repayable. These amount to £311,943.

**16. PRIOR YEAR ADJUSTMENT**

During the year it has come to the trustees attention that the property valuation was inaccurate so an adjustment has been made to correct the error. This has had the effect of:

	£
<b>Property fixed asset</b>	
Value at 31 March 2023	1,400,000
Prior year adjustment	(1,030,350)
	<hr/>
Restated value at 31 March 2023	<b>369,650</b>
	<hr/> <hr/>
<b>Funds</b>	
Funds at 31 March 2023	1,695,790
Prior year adjustment	(1,030,350)
	<hr/>
Funds at 31 March 2024	<b>665,440</b>
	<hr/> <hr/>

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION**

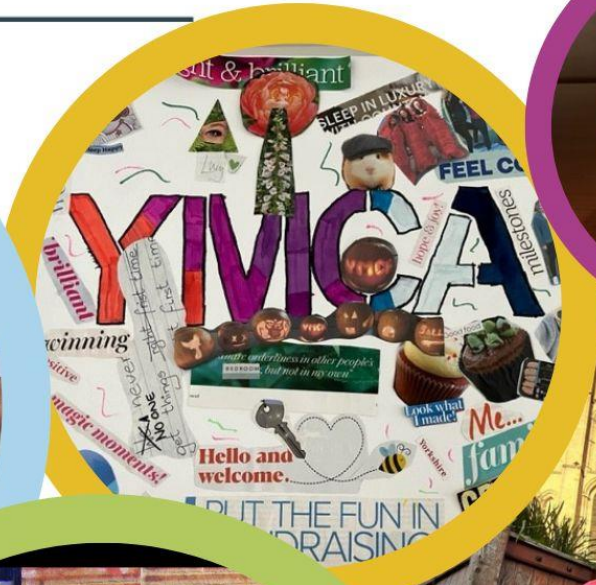
England & Wales - Charity number 250986

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# Accounts

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# YMCA RIPON



## Annual Report 22/23

5 Water Skellgate, Ripon, HG4 1BQ  
01765 607609 [info@riponymca.org](mailto:info@riponymca.org)  
Registered Charity 250986  
Registered Housing Association LH3651

Ripon YMCA is an Unincorporated Charity called an Association. We also have a dormant Incorporated Organisation called YMCA Ripon CIO.

These are the advisors, members and accountants at the end of the financial year:

Patron Joanne Ropner LL

Chair Sean McKibben

Vice Chair

Treasurer Anthony Pitt

Board Members Kari Munro  
Jo Thackwray  
Rebecca Mian  
Yvonne Agars

Staff: Lucy Downes  
Bev Skaife  
Imogen Moore  
Lucy Backhouse  
Paul Matless  
Jayne Shackleton  
Bryony Chiu  
Holly Gadd

Bankers: HSBC, 34 Westgate, Ripon, North Yorkshire

Auditors: JWP Creers LLP, Chartered Accountants, Genesis 5, Church Lane  
York, YO10 5DQ

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of Trustees is carried out every few years to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk).

Our constitution allows for Board members to be co-opted within the governance year.

We are undertaking the self-assessment for the Trusted Charity Status, and continuing to grow, develop and learn.



### Strategic Goals for our work between 2020 and 2025

- To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met
- To provide our tenants with a Personalised Support Programme to ensure they achieve their potential
- To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives
- Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society

### How we know we are achieving our goals



## Chairpersons Report

This has been another eventful and exciting year for Ripon YMCA, which has seen the organisation go from strength to strength. Before reflecting on this, however, it is important to remember two people who both contributed to the strong foundations upon which the organisation is built and who have sadly passed away this year.

Bernard Bateman was the Chair of Trustees and the President of the organisation for many years and so helped to grow and shape the organisation into what it is today. He was a tireless fundraiser and ensured that Ripon YMCA's work was recognised and respected throughout the community. His influence and impact is reflected in the naming of the Bateman Building at No 5 Water Skellgate. I know Bernard's contributions will be missed, not just by Ripon YMCA, but also by the many other charities with which he was involved.

We were also very sad to hear of the passing of Nick Bentley. Nick joined the board of trustees in 2016 as Treasurer and played a key role in ensuring that Ripon YMCA's finances were always on track. His steady influence and sage advice enabled the organisation to grow in a managed way, investing in the future whilst also maintaining strong financial viability. When I joined the board in 2018, plans were afoot to renovate the derelict house onsite and it is testament to Nick's shrewd financial and contract management that the building work was done on time and to budget and now provides invaluable accommodation for three young adults.

Both Bernard and Nick have left a strong legacy at Ripon YMCA that Lucy and her team continue to build on. Since the last AGM, they have been very busy delivering on the strategic aims agreed with the board of trustees. This includes investing in this accommodation, including redecorating and refurbishing parts of the building. It has also seen a continued growth in community outreach and youth work, partnership working with other local organisations and also developing close ties with the new YMCA shop that has opened in Ripon. More recently, Ripon YMCA's team have been successful in securing a significant grant from the National Lottery that will enable us to continue to develop our work in the community, supporting many more young people to fulfil their potential. This award, alongside a number of other grants, is an indication of the quality of the work Ripon YMCA delivers, which funders are keen to invest in as they are confident the organisation will leverage the funds to deliver maximum impact in the community and make a tangible difference to people's lives.

Thanks go to all the staff team at Ripon YMCA, as well as our volunteers, trustees, our community partners and funders. The coming year will be one of growth and consolidation for the organisation as it continues to be a significant positive force in the local community.

Sean McKibben – Chairperson, Ripon YMCA

## **Services and Activity from April 2022 to March 2023**

We have had a settled and positive financial year with the pandemic behind us and the ongoing development of support services, youth and community work.

Our Housing team have gone from strength to strength in developing professional practice to respond to those living with us. I would like to mention our amazing volunteers, Jonty and Mandy, for their significant contribution to the work of the team.

Number 4, our three bed shared house is intrinsic to our housing offer, and enables those with developing independence to experience a shared house living environment to further develop their independent living skills. Apart from a few teething issues it has been generally full of tenants.

The impact of the pandemic and mental health can still be seen in those we house, with a generation of young people who have missed significant milestones and opportunities for learning, training and work. Our individualised support package responds to needs and aspirations with a significant number of tenants leaving us after finding work and sustainable accommodation.

Staff welfare and support continues to be at the front of our thinking and we have developed a range of activities to embed this within the staff and volunteer team.

In 2020 we created a Strategic Plan which continues to progress. We held strategic review sessions for staff and board members to refresh and update progress. In some areas we have developed significant new provision, in others we continue to explore opportunities.

In 2022 Jayne our Community and Development Manager came into post, and our youth work and young leader provision has flourished. On the back of a successful Children in Need bid we have developed several significant grant applications and in late March 2023 we were notified of success with the Ripon Youth Matters project; A 3 year funded project providing activity for young people and young adults aged 11 to 25 with the National Lottery Community Fund. This work will start in September 2023.

We have grown our reach and capacity to engage in partnership working and continue to lead and chair the Ripon Youth Work Partnership. This also provides opportunities to engage with local decision makers and key organisations, in particular the team at Ripon Library led by Claire have been fantastic with the support and space they provide for many of our projects.

We continue to work with several advisors to develop our capacity and keep us striving to be the best we can be. I would like to finally thank the Board who have provided me with unwavering support over the last year, and the flexibility to develop and strengthen our team.

We have many exciting opportunities in the pipeline, but that can wait till next years Annual Report.

Lucy Downes - CEO Ripon YMCA



Trustees, staff and volunteers at the AGM in July 22

## Progress Against Our Strategic Plan

We will respond to each of our strategic goals individually in this report to demonstrate our progress and plans.

**Goal:** To provide good quality, safe and secure accommodation in Ripon, helping to ensure housing needs of young people are appropriately met.

### Progress and activity:

In 2022/2023 :

- We provided Supported Housing to 35 young people, with 15 continuing to live with us after March 31st 2023.
- We received 51 enquiries for accommodation in the year.
- The reason 63% of tenants moved in was due to a family breakdown. 11% had been sofa surfing with, 9% fleeing domestic violence, 6% seeking asylum in the UK and 11% facing eviction.
- 16 tenants moved out in the period.
- Of the tenants who moved out, 10 were male, 6 female with an average age of 22 when they moved in and an average age of 23 when they moved out.
- We continued the development of policy, procedure, networking and working practices to meet the needs of our tenants within our setting.
- We maintained an average of 90% occupancy
- We negotiated an increase in Supported Housing rent via Housing Benefit to include Ofsted registration and the increase in inflation.

**Goal:** To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.

**Progress and activity:**

In 2022/2023 :

- We provided regular keywork sessions with tenants at the YMCA, weekly group work focusing on developing independent living skills.
- On average there are 5.5 contact notes (support) for each tenant every week, this can range from Housing Benefit support, risk management, emotional wellbeing to developing their independent living skills.
- Emotional Health and self-care and living skills alongside risk management are the most common interventions.
- We managed an increase in tenants with mental health issues, implemented a service for with Social care for Unaccompanied Asylum Seekers, improved positive move ons with the Local Authority, restructured the safeguarding recording process and risk management of complex tenants with high needs.
- Of the 35 tenants referred to the YMCA , 17 engaged with the Community Mental Health Services.
- 100% of tenants were registered with a doctor when they left us and had access to a dentist.
- At move out 50% of tenants were working.
- We facilitate the ongoing development of tools and recording mechanisms to ensure our tenants receive personalised support.

**Case Study – John**

Several years ago John approached the Young Peoples Pathway Hub at Harrogate Borough Council as he required accommodation outside of his family home. He grew up in a struggling household in challenging circumstances with poor family connections or positive experiences. Life was chaotic and he found himself angry and frustrated a lot of the time which got him into trouble at school.

Ripon YMCA accepted the referral and carried out an Initial needs assessment with John, finding out his needs and wants for the future and identifying any risks to explore. He was welcomed into a bedsit at the YMCA.

John was struggling with his overall wellbeing and mental health and had no benefits in place. Our Housing Support team provided him with lots of initial guidance and supported him with bedding, cooking utensils, crockery with our welcome pack.

Our regular Keywork sessions explored John's needs and challenges and a support plan was developed focusing on positive steps and solutions. John's poor mental health placed barriers in his day-to-day life, to support John to move forward we encouraged him to take small achievable steps and adapted our working style to suit his individual needs.

John developed independent living skills including self-care, room hygiene, budgeting, physical health, emotion health. John was encouraged to develop confidence by accessing volunteering, employment and recognises his individual accomplishments.

John found a part time job that he enjoyed and was able to save a little for his future. It took a while for him to find confidence to think about moving out given the challenges this would have with benefits and independent money management. In 2021 he was offered accommodation in Harrogate with a Housing Association and was able to move in in early 2022.

The YMCA team supported John to apply for appropriate benefits and to access the support available to support his move. John now lives in Harrogate but knows that the YMCA team will get in contact from time to time to say hello and offer support. Recently he visited Ripon and came to see the staff at the YMCA to share the news that he has been offered a permanent job with more hours with his current employer.



# Housing Provision

2022 / 2023



**16**  
New Tenants



## What our tenants tell us...

"Staff are always supportive and there when you need them"

"The staff are kind and friendly"

"I have a roof over my head and I am saving money for a place"

"Staff are supporting me and showing they care"

"The variety of people and the comfort"



**36**  
Total Tenants Supported



**62%**  
Were in full time work when they moved out



**97%**

of tenants' feedback was positive regarding their relationship with staff



When tenants moved in **43%** of them had a mental health issue




**12%** had serious mental health issues

**15**



obtained their own accomodation and are living independently

**90%**  
Occupancy for the year




### Gender

**34%** Identify as Female

**66%** Identify as male



**13**  
Aged 21-24



**12**  
Aged 18-20



**6**  
Aged 16-17



### March 2023 Snapshot

**5**  
Aged 25+



**17%**  
Are care leavers



**23%**  
Were previously 'Sofa surfing'




## Progress Against Our Strategic Plan

**Goal:** To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.

### **Progress and activity:**

In 2022/2023 :

- We successfully applied for a number of other grants, trusts and donors to initially fund this work including Early Help Get Going Grants, Sport England, Barclays, Ripon City Council Small Grants, Ripon Girls Group, NYC Locality Funds.
- We have developed 5 different youth projects offering varied opportunities for young people aged 11+.
- We delivered 144 youth work sessions in the year and staff dedicated over 279 hours of delivery.
- We engaged 154 individual young people with a total attendance to our projects or activities of 1343 young people.
- The Red Triangle Drama group continues online and offered 47 sessions with total attendance over the year of 350 young people.
- We continue to chair Ripon Youth Work Partnership which started in 2021 following an increase in anti-social behaviour in Ripon. The partnership continues to grow and is a resource for the police, local decision makers and providers of Youth Work.

**Goal:** Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society and community.

### **Progress and activity:**

In 2022/2023:

- We provide resources and information to local organisations around homelessness, mental health and safeguarding.
- We continue to work alongside Ryedale YMCA to improve our quality and have increased our engagement in the national federation of YMCA's.
- We lead and chair the Ripon Youth Work Partnership.
- We visited Ripon Cathedral School delivering an assembly and talks with years 5 and 6.
- We are working with Ripon Together to promote young people's participation and community involvement as part of their annual awards ceremony.
- We enabled Teen Talk youth voice feedback and provided it to the Youth Work Partnership and Ripon City Council.
- Our Young Leaders Group has been involved in supporting numerous community events including the Ripon Theatre Festival and Ripon City of Sanctuary.
- We continue to develop our partnerships and reputation amongst funders and local organisations to ensure we are involved and included in future plans and developments.

# Youth Provision

2022 / 2023



**279**

Staff Hours of delivery

What young people we engage with regularly tell us...



"YMCA is my Happy Place"

"YMCA is a place I feel safe"

"Gives us somewhere to hang out"

"Ripon needs more YMCA stuff for us"

"Free food is good"

"There is a big gap in consideration for young people in Ripon, their issues and what they need. YMCA help with that"

"Youth workers and leaders are nice and you can talk to them about stuff"

**20%** in the last week they mostly felt 'very unhappy or very stressed'.

**47%** in the last week they noticed themselves feeling lonely 'sometimes'.

**40%** in the last week they mostly felt 'a little unhappy or stressed'.



"stops us being bored"



**144**

Youth Work Sessions Delivered

Being a Young Leader ...

"Young Leaders has given me confidence"

"Can talk to people more now, not as shy"

"People listen to our ideas"

"I have made friends"

"I can do stuff I didn't think I could"

"Makes me aware of other people's situations"

"Volunteering is fun"

**1343**



Total attendance for sessions or activities



**154**

Individual Young People engaged



**232**



**350**



**29**



**300**

Attendees by project



**71**



**361**



**We are grateful to the following organisations, funders and partners who have supported our work in 2021/22.**

Aldi	Mountain Warehouse
Barclays Sported Foundation	North Yorkshire Sport
BBC Children in Need	NYCC Early Help Get Going Grants
Beauty Box	RBM
Boroughbridge Dental Services	Ripon Cathedral
CEO Sleepout	Ripon City of Sanctuary
Cllr Andrew Williams NYCC locality fund	Ripon Girls Group
Cllr Barbara Brodigan NYCC locality fund	Ripon Library
Community Alcohol Partnership	Ripon Masonic lodge
Evolve	Ripon Museums Trust
Farmison	Ripon Walled Garden
Green and Co	Sainsbury's Ripon
HADCA	SHC
Holy Trinity Church	Skell Valley Project
Jennyruth Workshop	Swinton Park
M&S Ripon	Williamsons paint
Morrisons Community Champion	Woseley

**We are also grateful to the many individual donors and community supporters for their ongoing commitment to our work. We continue to receive many donations in support of our projects and in remembrance.**

**Thank you**

## Treasurers Report

2022-23 has been another year of sustainable growth, as the organisation continued to build robust foundations and leverage these to grow at a manageable pace. Despite the new challenges faced in-year - most notably from the cost of living crisis - we have been able to continue to grow at a similar trajectory to 2021-22, aided in no small part by proactively entering into forward contracts for utilities and other recurring expenditure before rate increases impacted these cost areas.

Our financial position has improved since the prior year; free reserves have increased from £99,717 to £126,289. This has been driven by effective fundraising, the continued generosity of the public through donations, and through effective management of costs. This growth in reserves is consistent with wider organisational growth, meaning we have nearly met our free reserves target for the year.

Total turnover for the year is £271,986 (2021-22 £283,452), this has enabled us to sustain our staffing levels following successful recruitment for new posts in 2021-22, as well as to make small increases to our FTE (full-time equivalent) working hours in 2022-23. This has enabled us to build a more robust organisation that is better equipped to support our people and to grow in a measured and sustainable way. Housing expenditure has increased in line with our growth, but pleasingly our facilities management and administration costs have remained at comparable levels to the prior year, demonstrating effective management and oversight.

Our spending position was also aided by £40,419 of restricted income brought forward from 2021-22. As responsible funding recipients, we worked diligently to incur expenditure at a pace we committed to in funding bids, meaning that the brought-forward restricted income balance reduced to £10,668 in 2022-23. It is reassuring to see that the team were again able to bring in £23,484 in restricted funding in 2022-23, and £22,402 in unrestricted funding. I was also pleased to note the team's planned fundraising activity for 2023-24, which again should enable us to sustain the positive, manageable growth seen in recent years.

The trustees took the decision to designate funds of £15,000 towards future organisational growth, and £48,000 towards the potential purchase of a local property which we were notified of the opportunity to buy in March 2023.

This has been my second year at the YMCA as Treasurer. This year I have worked closely with the team and have been pleased to note that proportionate controls are in place around spending and other areas of the accounts. I look forward to seeing the organisation continue to thrive and grow in 2023-24.

Anthony Pitt – Treasurer Ripon YMCA

**The next pages to contain the following:**

- **Statement of Income and Expenditure**
- **Balance sheet**

**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2023**

		Unrestricted	Restricted	Total	Total
	Note	2023 £	2023 £	2023 £	2022 £
Turnover		248,502	23,484	271,986	283,452
Operating costs	3	(208,723)	(53,235)	(261,958)	(235,933)
Operating (loss) / surplus		39,779	(29,751)	10,028	47,519
Interest receivable and similar income		-	-	-	-
Surplus/(deficit) for the year on ordinary activities		39,779	(29,751)	10,028	47,519
Gains on revaluation		858,834	-	858,834	-
<b>Total comprehensive income /(expenditure) for the year</b>		<b>898,613</b>	<b>(29,751)</b>	<b>868,862</b>	<b>47,519</b>

The above figures are derived from continuing operations.

Approved by the trustees on 19 July 2023 and signed on their behalf by:

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2023**

	Note	2023 £	2022 £
<b>Tangible fixed assets</b>	6	1,505,791	656,292
<b>Current assets</b>			
Debtors and prepayments	7	3,692	23,895
Cash at bank and in hand		220,422	178,233
		<u>224,114</u>	<u>202,128</u>
Creditors: Amounts falling due within one year	8	(21,268)	(16,772)
		<u>202,846</u>	<u>185,356</u>
<b>Net current assets</b>			
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(12,847)	(14,720)
		<u>1,695,790</u>	<u>826,928</u>
<b>Total net assets</b>			
		<u>1,695,790</u>	<u>826,928</u>
<b>Reserves</b>			
Income and expenditure reserve		571,948	564,669
Designated development fund		48,000	30,500
Designated CIO fund		15,000	-
Revaluation reserve	12	1,050,174	191,340
Restricted Funds		10,668	40,419
		<u>1,695,790</u>	<u>826,928</u>
<b>Total reserves</b>		<u>1,695,790</u>	<u>826,928</u>

The financial statements were approved and authorised for issue by the trustees on 19 July 2023 and signed on their behalf by:

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION  
(KNOWN AS RIPON YMCA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2023**

Charity Number 250986

RIPON YMCA

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**RIPON YMCA**  
**TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023**

**REFERENCE AND ADMINISTRATIVE INFORMATION**

<b>Charity Number</b>	250986
<b>Registered Address</b>	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
<b>Patron</b>	Jo Ropner LL
<b>Trustees</b>	
President	Bernard Bateman MBE (deceased Feb 2023)
Chairperson	Sean McKibben
Treasurer	Anthony Pitt
Vice Chair	post currently vacant
Additional trustees:	Kari Munro Jo Thackwray Rebecca Mian Yvonne Agars (appointed 18 <sup>th</sup> May 2022) Nick Bentley (resigned 18 <sup>th</sup> May 2022) George Dickenson (resigned 18 <sup>th</sup> May 2022)
<b>Staff</b>	
Chief Executive	Lucy Downes
Housing Operations Manager	Paul Matless
Housing Support Workers	Lucy Backhouse Bryony Chiu
Community Development Manager	Jayne Shackleton
Senior Youth Worker	Bev Scaife
Finance Administrator	Imogen Moore
Youth Worker	Holly Gadd
<b>Key Management Personnel</b>	Lucy Downes
<b>Principal Bankers</b>	HSBC plc 34 Westgate, Ripon, North Yorkshire
<b>Independent Examiner</b>	N Clemit ACA, FCCA JWPCreers LLP, Chartered Accountants Genesis 5, Church Lane York, YO10 5DQ

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023 CONTINUED

The trustees present their report and financial statements for the year ended 31 March 2023. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards, the details are set out further in the basic of preparation and accounting policies on page 11.

#### Objectives

The objects of the Association arise from its acceptance of the Paris Basis 1855 incorporated into the National Statement of the Aims and Purposes of the YMCA in England, adopted at the National Assembly of the English Young Men's Christian Associations in the year 2003, namely:

*"The YMCA is a Christian Movement which seeks 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. It welcomes into its fellowship persons of all religious faiths and of none".*

In accordance with its Christian values the YMCA stands for:

- A worldwide fellowship based on the equal value of all persons
- Respect and freedom for all, tolerance and understanding between people of different opinions
- Active concern for the needs of the community
- United effort by Christians of different traditions

As the expression of its Christian purposes the YMCA aims to:

- Provide a welcome to its members for themselves in a meeting place which is theirs to share where friendships can be made and counsel sought
- Develop activities which stimulate and challenge members in an environment that enables them to take responsibility to find a sense of achievement
- Involve all members in the care and work for others
- Create opportunities for exchanging views so that members can improve their understanding of the world, of themselves and of one another

Accordingly, the objects of the Association are:

- (1) 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.
- (2) To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) To provide short term 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.

#### Housing Association

Ripon YMCA is a Registered Provider of Social Housing and has 19 bedsits that were converted in the 1980's and 90's using grants from the agency now called Homes England. We also redeveloped a 3 bedroom shared house on site which became available for use in 2021. This project was self-funded and currently provides us with additional Supported Accommodation for young people in Ripon.

The trustees have due regard to the Charity Commission's guidance on public benefit, and ensure that the activities of the organisation meet those requirements.

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023 CONTINUED

#### ACHIEVEMENTS AND PERFORMANCE

The objects of Ripon YMCA are to provide youth and community work within the local area. This is achieved by providing the following quality programme of work in:-

1. Supported housing for primarily young people aged 16-35.
2. Programmed projects to develop life skills and employability.
3. Programmed youth work for young people.

The charity's management team have continued to build on its performance last year to improve its financial base. The additional capacity of an extended team has enabled us to develop our services in Supported Housing for young adults.

Our Youth and Community work has expanded and continues to develop the range of opportunities for young people in Ripon. Several multi-year projects are now funded providing a secure base for Youth Work in the organisation.

We continue to develop provision and are working towards our 5-year strategic plan.

Our strategic plan identified 4 Goals for Ripon YMCA:

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society.

#### VALUE FOR MONEY METRICS

This is a requirement of the Housing Association:

	2023	2022	NHF*
<b>Business Health</b>			
Operating Margin (overall) %	4%	17%	20%
Operating Margin (social housing) %	(8%)	1%	22%
EBITDA MRI - % of interest cover	0%	0%	186%
<b>Development &amp; Capacity</b>			
New Supply – social housing units %	0%	14%	1%
New Supply – non-social housing units %	0%	0%	0%
Gearing %	(16)%	(28)%	36%
<b>Outcomes</b>			
Reinvestment %	1%	3%	6%
<b>Asset Management</b>			
Return on Capital Employed	1%	6%	3%
<b>Operating Efficiency</b>			
Headline social housing cost per unit	£11,001	£9,838	£4,230

\*figures taken from NHF report 2022

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023 CONTINUED

#### FINANCIAL REVIEW

The charity has made an operating surplus of £10,028 (2022: £47,519). Due to a revaluation of the buildings, the charity is showing an overall surplus of £868,862. The modest surplus was achieved through accurate financial planning and additional tracking of spend against grant income. Staffing costs have increased to deliver against project work and occupancy has been higher than expected.

#### RESERVES POLICY

The trustees have designated an extra £17,500 to property development fund to cover various capital projects planned.

The trustees have designated £15,000 to an organisation development fund for the charities governance and capacity whilst working towards an incorporation structure (CIO). Its expected that additional funds will be required for this project and we are exploring options including fundraising.

The total charity funds at the year-end were £1,695,790 (2022: £826,928) which includes the revaluation reserve of £1,050,174 (2022: £191,340). After removing the remaining fixed assets of £455,617 (2022: £464,952), the designated fund of £63,000 (2022: £30,500), the restricted funds of £10,668 (2022: £40,419) and the addition of the restricted creditor of £9,960, this leaves free reserves at £126,289 (2022: £99,717).

The trustees have decided that free reserves should reflect 6 months of operating costs at £130,500.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Ripon YMCA is registered with the Housing Association (Number LH3651) and is a registered charity (Number 250986).

The charity adopted the model constitution of YMCA as amended 5 October 1981, 6 January 1989, 25 May 1994 and 25 May 2005.

A charitable incorporated organisation (CIO - 1180912) has been registered in November 2018 with the intention to achieve limited liability status, a form that is better suited to the charity's development. Limited activity has been recorded in the new charity as yet. It is intended that, at some point in the future, the charity's assets and liabilities will be transferred to this new organisation.

The trustees have undertaken an assessment and confirmed the charity's compliance with the Governance and Financial Viability Standard.

The charity receives Health and Safety, Governance and Legal support via professional consultants. We also look to Community First Yorkshire, NCVO and YMCA E & W for compliance and governance developments. We have also started to utilise the Trusted Charity Standard.

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of trustees is carried out annually to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk)

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023 CONTINUED

#### Trustee's responsibilities

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

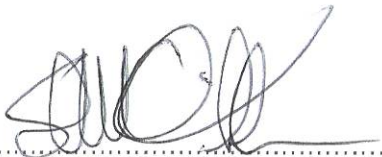
The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

. In preparing the financial statements the trustees are required to:-

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees 19 July 2023 and signed on their behalf by:



.....  
Sean McKibben - Chair

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

### RIPON YMCA YEAR ENDED 31 MARCH 2023

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2023 which comprise the statement of comprehensive income, statement of changes in funds, statement of financial position, statement of cash flows and relevant notes.

#### Respective responsibilities of the trustees and reporting accountants

The trustees of the Registered Social Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

#### Basis of opinion

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

#### Opinion

In our opinion:

- the accounts for year ended 31 March 2023 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2023 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

  
N Clat ACA, FCCA  
JWPCreers LLP  
Chartered Accountants  
Genesis 5  
Church Lane  
Heslington  
York  
YO10 5DQ

19 July 2023

**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2023**


	Unrestricted	Restricted	Total	Total
Note	2023 £	2023 £	2023 £	2022 £
Turnover	248,502	23,484	271,986	283,452
Operating costs	(208,723)	(53,235)	(261,958)	(235,933)
Operating (loss) / surplus	39,779	(29,751)	10,028	47,519
Interest receivable and similar income	-	-	-	-
Surplus/(deficit) for the year on ordinary activities	39,779	(29,751)	10,028	47,519
Gains on revaluation	858,834	-	858,834	-
<b>Total comprehensive income /(expenditure) for the year</b>	<b>898,613</b>	<b>(29,751)</b>	<b>868,862</b>	<b>47,519</b>

The above figures are derived from continuing operations.

Approved by the trustees on 19 July 2023 and signed on their behalf by:



Sean McKibben - Chair



Anthony Pitt - Treasurer

RIPON YMCA

STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31 MARCH 2023

	Income and Expenditure £	Designated Funds £	Revaluation Reserve £	Restricted Funds £	Total £
As at 1 April 2022	564,669	30,500	191,340	40,419	826,928
Transfer	(32,500)	32,500		-	-
Revaluation Transfer	(858,834)	-	858,834	-	-
Total comprehensive income for the period	898,613	-	-	(29,751)	868,862
As at 31 March 2023	571,948	63,000	1,050,174	10,668	1,695,790

-----2022-----

	Income and Expenditure £	Designated Funds £	Revaluation Reserve £	Restricted Funds £	Total £
As at 1 April 2021	540,345	30,500	191,340	17,224	779,409
Transfer	-	-	-	-	-
Total comprehensive income for the period	24,324	-	-	23,195	47,519
As at 31 March 2022	564,669	30,500	191,340	40,419	826,928

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2023**

	Note	2023 £	2022 £
<b>Tangible fixed assets</b>	6	1,505,791	656,292
<b>Current assets</b>			
Debtors and prepayments	7	3,692	23,895
Cash at bank and in hand		220,422	178,233
		<u>224,114</u>	<u>202,128</u>
Creditors: Amounts falling due within one year	8	(21,268)	(16,772)
		<u>202,846</u>	<u>185,356</u>
<b>Net current assets</b>			
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(12,847)	(14,720)
		<u>1,695,790</u>	<u>826,928</u>
<b>Total net assets</b>			
		<u><u>1,695,790</u></u>	<u><u>826,928</u></u>
 <b>Reserves</b>			
Income and expenditure reserve		571,948	564,669
Designated development fund		48,000	30,500
Designated CIO fund		15,000	-
Revaluation reserve	12	1,050,174	191,340
Restricted Funds		10,668	40,419
		<u>1,695,790</u>	<u>826,928</u>
<b>Total reserves</b>			
		<u><u>1,695,790</u></u>	<u><u>826,928</u></u>

The financial statements were approved and authorised for issue by the trustees on 19 July 2023 and signed on their behalf by:

  
 Sean McKibben - Chair

  
 Anthony Pitt – Treasurer

The notes on pages Page 11 to Page 21 form part of these accounts.

RIPON YMCA

**STATEMENT OF CASH FLOWS  
YEAR ENDED 31 MARCH 2023**

	Note	2023 £	2022 £
<b>Net cash generated from operating activities</b>	1	<b>43,205</b>	<b>10,757</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(1,016)	(5,586)
Interest received		-	-
		<hr/>	<hr/>
<b>Net cash flow from investing activities</b>		<b>(1,016)</b>	<b>(5,586)</b>
<b>Net change in cash and cash equivalents</b>		<b>42,189</b>	<b>5,171</b>
Cash and cash equivalents at 31 March 2022		178,233	173,062
		<hr/>	<hr/>
Cash and cash equivalents at 31 March 2023		220,422	178,233
		<hr/> <hr/>	<hr/> <hr/>

**Notes to the statement of cash flows**

	2023 £	2022 £
<b>1. Net cash generated from operating activities</b>		
Operating surplus for the year	10,028	47,519
Interest received	-	-
Depreciation and loss on disposal	10,351	11,311
Decrease/(increase) in debtors	20,203	(5,837)
(Decrease)/increase in creditors	2,623	(42,236)
	<hr/>	<hr/>
<b>Net cash flow from operating activities</b>	<b>43,205</b>	<b>10,757</b>
	<hr/> <hr/>	<hr/> <hr/>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2023

#### 1. ACCOUNTING POLICIES

##### Statutory information

Ripon YMCA is a registered charity in England & Wales and registered with the housing association. The registered address and place of business is 4 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ.

##### Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2018 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

##### 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 for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### Tangible fixed assets and depreciation

Expenditure on fixed assets costing more than £250 is capitalised.

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual value evenly over their expected useful lives as follows subject to annual review:

Housing property	2.17%	Straight line
Hall area	2.17%	Straight line
Housing furniture & equipment	25%	Reducing balance
Hall area improvements	10%	Reducing balance
Hall area furniture & equipment	25%	Reducing balance

##### Revaluation Policy

The trustees have decided to obtain a commercial revaluation of the property every 3 years and to request a professional review of the valuation on an annual basis.

##### Turnover

All income is included in the statement of comprehensive income when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2023

#### 1. ACCOUNTING POLICIES (continued)

##### Grants

Income from donations and grants, including capital grants, are included in income when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in income until the pre-conditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to pre-conditions regarding entitlement, this income is included in income of restricted funds when receivable.

##### Operating costs

Expenditure is included in the statement of comprehensive income on an accruals basis.

##### Pension

Ripon YMCA 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. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Ripon YMCA.

As described in note 11 Ripon YMCA has a contractual obligation to make pension deficit payments of £2,757 per annum over the period to April 2029, accordingly this is shown as a liability in note 11 to these accounts. In addition, Ripon YMCA is required to contribute £650 per annum to the operating expense of the pension plan and these costs are charged to the statement of comprehensive income as made.

New members auto enrol into the NEST pension scheme. The costs are charged to the statement of comprehensive income as incurred.

##### Fund accounting

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

##### Designated funds

Designated funds are part of unrestricted funds which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated funds as appropriate.

##### Restricted funds

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**

<b>2. SOCIAL HOUSING TURNOVER AND COSTS</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Social housing lettings	220,525	188,440
Service charges receivable	3,593	2,281
Revenue grants receivable (JRS)	-	646
Restricted grants receivable	-	26,240
	<hr/>	<hr/>
Total turnover from social housing lettings	224,118	217,607
Social housing activity expenditure	(242,012)	(216,425)
	<hr/>	<hr/>
Operating surplus from social housing activities	(17,894)	1,182
	<hr/> <hr/>	<hr/> <hr/>

**3. OPERATING COSTS 2023**

	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>
	<b>2023</b>	<b>2023</b>	<b>2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Staff costs	129,689	35,611	165,300
Facilities management	62,925	10,170	73,095
Administration costs	14,613	7,454	22,067
Pension fund deficit	1,496	-	1,496
	<hr/>	<hr/>	<hr/>
	208,723	53,235	261,958
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Housing expenditure	208,723	33,289	242,012
Non-housing expenditure	-	19,946	19,946
	<hr/>	<hr/>	<hr/>
	208,723	53,235	261,958
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Included in administration costs is the independent examination fee of £2,178 (2022: £2,130).

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023

3. OPERATING COSTS 2022

	Unrestricted 2022 £	Restricted 2022 £	Total 2022 £
Staff costs	113,446	21,113	134,559
Facilities management	73,166	10,707	83,873
Administration costs	15,196	-	15,196
Pension fund deficit	2,305	-	2,305
	<hr/>	<hr/>	<hr/>
	204,113	31,820	235,933
	<hr/>	<hr/>	<hr/>
Housing expenditure	204,113	12,312	216,425
Non-housing expenditure	-	19,508	19,508
	<hr/>	<hr/>	<hr/>
	204,113	31,820	235,933
	<hr/>	<hr/>	<hr/>

Included in administration costs is the independent examination fee of £2,130 (2021: £1,640).

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**

**4. STAFF COSTS**

	<b>2023</b>	<b>2022</b>
	£	£
Wages and salaries	148,726	115,570
Social Security	8,768	5,488
Pension	3,261	2,254
Pension fund deficit	1,496	2,305
Other costs	4,545	11,247
	<hr/>	<hr/>
Total staff costs	166,796	136,864
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees (FTE)	4.97	4.35
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees	8	7
	<hr/> <hr/>	<hr/> <hr/>

FTE is based upon 37 hours per week.

There are no employees who received more than £60,000 as their employee package. (2022: no employees)

**5. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION**

The total remuneration for key management personnel amounted to £34,475 (2022: £33,176).

The chief executive is a member of a workplace NEST pension scheme; £731 (2022: £766) in pension contributions were made on behalf of the chief executive.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023

6. TANGIBLE FIXED ASSETS

	Freehold Land £	Housing property £	Hall Area £	Housing furniture & equipment £	Hall area improve- ments £	Hall area furniture & equip £	Total £
<b>Cost/valuation</b>							
As at 31 March 2022	92,800	474,079	169,067	137,098	4,981	37,634	915,659
Additions	-	-	-	1,016	-	-	1,016
Disposals	-	-	-	(1,071)	-	-	(1,071)
Revaluation	-	625,921	130,933	-	(4,981)	-	751,873
As at 31 March 2023	92,800	1,100,000	300,000	137,043	-	37,634	1,667,477
<b>Depreciation</b>							
As at 31 March 2022	-	67,053	29,587	121,485	4,448	36,794	259,367
Depreciation charge	-	4,863	956	3,867	53	210	9,949
Depreciation on disposal	-	-	-	(670)	-	-	(670)
Depreciation eliminated On revaluation	-	(71,916)	(30,543)	-	(4,501)	-	(106,960)
As at 31 March 2023	-	-	-	124,682	-	37,004	161,686
<b>Net book value</b> as at 31 March 2023	<b>92,800</b>	<b>1,100,000</b>	<b>300,000</b>	<b>12,361</b>	<b>-</b>	<b>630</b>	<b>1,505,791</b>
<b>Net Book value</b> as at 31 March 2022	92,800	407,026	139,480	15,613	533	840	656,292

The class of fixed assets, buildings, were revalued on 29 March 2023 by an independent valuation firm to show them at fair value, the original cost was £349,826. Hall area improvements are included in the revaluation of the Hall area.

7. DEBTORS AND PREPAYMENTS

	2023 £	2022 £
Gross social housing rent owed	2,501	10,754
Other debtors	100	13,141
Prepayments	1,091	-
	<u>3,692</u>	<u>23,895</u>

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2023	2022
	£	£
Trade creditors	1,250	4,039
Other creditors	4	4
Other taxation and social security	4,078	491
Accruals	3,219	9,518
Pension deficit liability	note 11 2,757	2,720
Deferred income	note 9 9,960	-
	<hr/>	<hr/>
	21,268	16,772
	<hr/> <hr/>	<hr/> <hr/>

**9. DEFERRED INCOME**

	Total 2023	Total 2022
	£	£
At 1 April 2022	-	-
Additions during the year	9,960	-
Amounts released to income	-	-
	<hr/>	<hr/>
At 31 March 2023	9,960	-
	<hr/> <hr/>	<hr/> <hr/>

The deferred income relates to grants for future period projects.

**10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR**

		2023	2022
		£	£
Pension deficit liability	note 11	12,847	14,720
		<hr/>	<hr/>

**11. PENSION COMMITMENT**

Ripon YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of Ripon YMCA and at the year-end these were invested in the Mercer Dynamic De-risking Solution, 63% matching portfolio and 37% in the growth portfolio and Schroder (property units only).

The most recent completed three year valuation was at 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% pa), 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 year 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. This represented 79% of the benefits that had accrued to members.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023

11. PENSION COMMITMENT (continued)

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 £39 million. Ripon YMCA has been advised that it will need to make monthly contributions of £284.92 from 1 May 2023. The 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. Agreed future deficit contributions have been discounted using a rate of 3% (2022: 3%) The current recovery period is 6 years commencing 1 May 2023.

	Within one year	One to Two years	Two to Five years	After Five years	Total After more than one year	Total 2023
	£	£	£	£	£	£
As at 31 March 2023	2,757	2,684	7,591	2,572	12,847	15,604
As at 31 March 2022	2,720	2,606	7,370	4,744	14,720	17,440

In addition, Ripon 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 Ripon YMCA may be called upon to pay in the future.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023

12. ANALYSIS OF FUNDS

	Balance b/fwd 1 April 2022	Income	Expenditure	Transfers	Balance c/fwd 31 March 2023
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	564,669	1,107,336	(208,723)	(891,334)	571,948
Revaluation Reserve	191,340	-	-	858,834	1,050,174
<i>Designated Funds:</i>					
Property Development Fund	30,500	-	-	17,500	48,000
Organisational Development Fund	-	-	-	15,000	15,000
<b>Total Unrestricted Funds</b>	<b>786,509</b>	<b>1,107,336</b>	<b>(208,723)</b>	<b>-</b>	<b>1,685,122</b>
<b>Restricted Funds</b>					
Coronavirus Community fund	3,470	-	(3,470)	-	-
Tackling Inequalities fund	2,519	-	(2,519)	-	-
Works for You project fund	16,500	-	(16,500)	-	-
Co-op local community fund	373	-	(373)	-	-
Sainsburys Neighbourly Grants	4,427	-	(1,395)	-	3,032
The National Lottery fund	4,518	-	(4,518)	-	-
YMCA ERF (TCS)	3,863	-	(2,450)	-	1,413
NYPFCC	4,749	-	(4,749)	-	-
Barclays Sported	-	500	(500)	-	-
Community Alcohol Partnership	-	199	(199)	-	-
Ripon Masonic Lodge	-	1,000	(1,000)	-	-
North Yorkshire Sports (Spark)	-	4,825	(4,825)	-	-
NYCC Early Help Get Going	-	2,000	(2,000)	-	-
BBC Children in Need	-	9,960	(8,737)	-	1,223
NYCC Locality Fund	-	5,000	-	-	5,000
<b>Total Restricted Funds</b>	<b>40,419</b>	<b>23,484</b>	<b>(53,235)</b>	<b>-</b>	<b>10,668</b>
<b>Total Funds</b>	<b>826,928</b>	<b>1,130,820</b>	<b>(261,958)</b>	<b>-</b>	<b>1,695,790</b>

The revaluation reserve represented the cumulative effect of revaluation of tangible fixed assets. It is the difference between the net book value of the properties and the cost.

**Designated funds**

Property Development Fund - funds set aside to cover various capital projects planned.

Organisation Development Fund – funds for the development of the charities governance and capacity whilst working towards an incorporated structure (CIO). It's expected that additional funds will be required for this project and we are exploring options including fundraising.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2023

#### 12. ANALYSIS OF FUNDS (continued)

##### Restricted funds

**Coronavirus Community fund-** funds received from Two Ridings Community Foundation for accredited employability courses.

**Tackling Inequalities fund-** funds received from North Yorkshire Sport for sport and wellbeing activities for tenants.

**Works for You Project-** funds received from Albert Hunt Trust, Sylvia and Colin Shepherd Trust, Charles and Elsie Sykes trust and The Garfield Weston Foundation for an employability project.

**Co-op Local Community fund-** funds received from the Co-op for mental health courses for the community

**Sainsburys Neighbourly Grants-** A grant to support education and provide food support for tenants and vulnerable young people in Ripon.

**The National Lottery Fund-** Funds received for the provision on a weekly drop in session for young people in Ripon.

**YMCA ERF (TCS)-** Capacity building grant to support Ripon and Ryedale YMCA to move towards trusted charity status and develop a package of policy which can be shared across the YMCA federation.

**NYPFCC-** Funds received from North Yorkshire Police, Fire and Crime Commissioner for a project delivering street-based youth work.

**Barclays Sported-** Funds received to purchase football related resources to support detached youth work.

**Community Alcohol Partnership-** A grant to supply cooking equipment to support detached youth work education and healthy snacks.

**Ripon Masonic Lodge, West Riding Masonic Charities Ltd-** Funds to purchase YMCA branded clothing to wear when delivering street and community projects in Ripon.

**North Yorkshire Sports (Spark)-** A grant to fund 12 weeks of Spark, a detached youth work project in Ripon.

**NYCC Early Help Get Going-** 2 grants to fund a) 8 weeks of detached youth work Spark project. b) 8 weeks of Teen's drop in sessions in Ripon.

**BBC Children in Need-** Funding to deliver a Young Leaders programme for young people who lack opportunities to be active or to access education, skills and training.

**NYCC Locality fund-** Funds to support approximately 6 months of delivery of our Teen's drop in sessions- engaging with 12-18 year olds in Ripon to provide an environment they can talk to youth workers about a wide range of issues.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023

12. ANALYSIS OF FUNDS (Continued)

2022

	Balance b/fwd 1 April 2021	Income	Expenditure	Transfers	Balance c/fwd 31 March 2022
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	540,345	228,437	(204,113)	-	564,669
Revaluation Reserve	191,340	-	-	-	191,340
Designated Funds:					
Development Fund	30,500	-	-	-	30,500
	_____	_____	_____	_____	_____
<b>Total Unrestricted Funds</b>	<b>762,185</b>	<b>228,437</b>	<b>(204,113)</b>	<b>-</b>	<b>786,509</b>
	=====	=====	=====	=====	=====
<b>Restricted Funds</b>					
Coronavirus Community fund	6,436	-	(2,966)	-	3,470
Tackling inequalities fund	2,815	-	(296)	-	2,519
Works for you project fund	6,500	10,000	-	-	16,500
NYCC grant fund	1,100	-	(1,100)	-	-
Co-op local community fund	373	-	-	-	373
Sainsburys neighbourly grant	-	5,000	(573)	-	4,427
The National Lottery Fund	-	9,945	(5,427)	-	4,518
YMCA ERF (TCS)	-	5,000	(1,137)	-	3,863
Action for Youth Homelessness	-	6,240	(6,240)	-	-
NYPFCC	-	18,830	(14,081)	-	4,749
	_____	_____	_____	_____	_____
<b>Total Restricted Funds</b>	<b>17,224</b>	<b>55,015</b>	<b>(31,820)</b>	<b>-</b>	<b>40,419</b>
	=====	=====	=====	=====	=====
<b>Total Funds</b>	<b>779,409</b>	<b>283,452</b>	<b>(235,933)</b>	<b>-</b>	<b>826,928</b>
	=====	=====	=====	=====	=====

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023

13. OTHER FINANCIAL COMMITMENTS

At 31 March 2023 the charity had total commitments under non-cancellable operating leases

	2023 £	2022 £
Within one year	2,563	2,563
Within two to five years	2,683	5,246
	<hr/>	<hr/>
	5,246	7,809
	<hr/> <hr/>	<hr/> <hr/>

14. RELATED PARTY TRANSACTIONS

£4 is owing to Ripon YMCA CIO (2022 : £4)

15. CONTINGENT LIABILITY

Over the years the Housing Association has provided grants to help with the improvements to the social housing property. If the properties were to be sold these grants would become repayable. These amount to £311,943.

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION  
(KNOWN AS RIPON YMCA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2023**

Charity Number 250986

RIPON YMCA

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**RIPON YMCA**  
**TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023**

**REFERENCE AND ADMINISTRATIVE INFORMATION**

<b>Charity Number</b>	250986
<b>Registered Address</b>	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
<b>Patron</b>	Jo Ropner LL
<b>Trustees</b>	
President	Bernard Bateman MBE (deceased Feb 2023)
Chairperson	Sean McKibben
Treasurer	Anthony Pitt
Vice Chair	post currently vacant
Additional trustees:	Kari Munro Jo Thackwray Rebecca Mian Yvonne Agars (appointed 18 <sup>th</sup> May 2022) Nick Bentley (resigned 18 <sup>th</sup> May 2022) George Dickenson (resigned 18 <sup>th</sup> May 2022)
<b>Staff</b>	
Chief Executive	Lucy Downes
Housing Operations Manager	Paul Matless
Housing Support Workers	Lucy Backhouse Bryony Chiu
Community Development Manager	Jayne Shackleton
Senior Youth Worker	Bev Scaife
Finance Administrator	Imogen Moore
Youth Worker	Holly Gadd
<b>Key Management Personnel</b>	Lucy Downes
<b>Principal Bankers</b>	HSBC plc 34 Westgate, Ripon, North Yorkshire
<b>Independent Examiner</b>	N Clemit ACA, FCCA JWPCreers LLP, Chartered Accountants Genesis 5, Church Lane York, YO10 5DQ

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023 CONTINUED

The trustees present their report and financial statements for the year ended 31 March 2023. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards, the details are set out further in the basic of preparation and accounting policies on page 11.

#### Objectives

The objects of the Association arise from its acceptance of the Paris Basis 1855 incorporated into the National Statement of the Aims and Purposes of the YMCA in England, adopted at the National Assembly of the English Young Men's Christian Associations in the year 2003, namely:

*"The YMCA is a Christian Movement which seeks 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. It welcomes into its fellowship persons of all religious faiths and of none".*

In accordance with its Christian values the YMCA stands for:

- A worldwide fellowship based on the equal value of all persons
- Respect and freedom for all, tolerance and understanding between people of different opinions
- Active concern for the needs of the community
- United effort by Christians of different traditions

As the expression of its Christian purposes the YMCA aims to:

- Provide a welcome to its members for themselves in a meeting place which is theirs to share where friendships can be made and counsel sought
- Develop activities which stimulate and challenge members in an environment that enables them to take responsibility to find a sense of achievement
- Involve all members in the care and work for others
- Create opportunities for exchanging views so that members can improve their understanding of the world, of themselves and of one another

Accordingly, the objects of the Association are:

- (1) 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.
- (2) To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) To provide short term 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.

#### Housing Association

Ripon YMCA is a Registered Provider of Social Housing and has 19 bedsits that were converted in the 1980's and 90's using grants from the agency now called Homes England. We also redeveloped a 3 bedroom shared house on site which became available for use in 2021. This project was self-funded and currently provides us with additional Supported Accommodation for young people in Ripon.

The trustees have due regard to the Charity Commission's guidance on public benefit, and ensure that the activities of the organisation meet those requirements.

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023 CONTINUED

#### ACHIEVEMENTS AND PERFORMANCE

The objects of Ripon YMCA are to provide youth and community work within the local area. This is achieved by providing the following quality programme of work in:-

1. Supported housing for primarily young people aged 16-35.
2. Programmed projects to develop life skills and employability.
3. Programmed youth work for young people.

The charity's management team have continued to build on its performance last year to improve its financial base. The additional capacity of an extended team has enabled us to develop our services in Supported Housing for young adults.

Our Youth and Community work has expanded and continues to develop the range of opportunities for young people in Ripon. Several multi-year projects are now funded providing a secure base for Youth Work in the organisation.

We continue to develop provision and are working towards our 5-year strategic plan.

Our strategic plan identified 4 Goals for Ripon YMCA:

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society.

#### VALUE FOR MONEY METRICS

This is a requirement of the Housing Association:

	2023	2022	NHF*
<b>Business Health</b>			
Operating Margin (overall) %	4%	17%	20%
Operating Margin (social housing) %	(8%)	1%	22%
EBITDA MRI - % of interest cover	0%	0%	186%
<b>Development &amp; Capacity</b>			
New Supply – social housing units %	0%	14%	1%
New Supply – non-social housing units %	0%	0%	0%
Gearing %	(16)%	(28)%	36%
<b>Outcomes</b>			
Reinvestment %	1%	3%	6%
<b>Asset Management</b>			
Return on Capital Employed	1%	6%	3%
<b>Operating Efficiency</b>			
Headline social housing cost per unit	£11,001	£9,838	£4,230

\*figures taken from NHF report 2022

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023 CONTINUED

#### FINANCIAL REVIEW

The charity has made an operating surplus of £10,028 (2022: £47,519). Due to a revaluation of the buildings, the charity is showing an overall surplus of £868,862. The modest surplus was achieved through accurate financial planning and additional tracking of spend against grant income. Staffing costs have increased to deliver against project work and occupancy has been higher than expected.

#### RESERVES POLICY

The trustees have designated an extra £17,500 to property development fund to cover various capital projects planned.

The trustees have designated £15,000 to an organisation development fund for the charities governance and capacity whilst working towards an incorporation structure (CIO). Its expected that additional funds will be required for this project and we are exploring options including fundraising.

The total charity funds at the year-end were £1,695,790 (2022: £826,928) which includes the revaluation reserve of £1,050,174 (2022: £191,340). After removing the remaining fixed assets of £455,617 (2022: £464,952), the designated fund of £63,000 (2022: £30,500), the restricted funds of £10,668 (2022: £40,419) and the addition of the restricted creditor of £9,960, this leaves free reserves at £126,289 (2022: £99,717).

The trustees have decided that free reserves should reflect 6 months of operating costs at £130,500.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Ripon YMCA is registered with the Housing Association (Number LH3651) and is a registered charity (Number 250986).

The charity adopted the model constitution of YMCA as amended 5 October 1981, 6 January 1989, 25 May 1994 and 25 May 2005.

A charitable incorporated organisation (CIO - 1180912) has been registered in November 2018 with the intention to achieve limited liability status, a form that is better suited to the charity's development. Limited activity has been recorded in the new charity as yet. It is intended that, at some point in the future, the charity's assets and liabilities will be transferred to this new organisation.

The trustees have undertaken an assessment and confirmed the charity's compliance with the Governance and Financial Viability Standard.

The charity receives Health and Safety, Governance and Legal support via professional consultants. We also look to Community First Yorkshire, NCVO and YMCA E & W for compliance and governance developments. We have also started to utilise the Trusted Charity Standard.

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of trustees is carried out annually to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk)

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2023 CONTINUED

#### Trustee's responsibilities

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

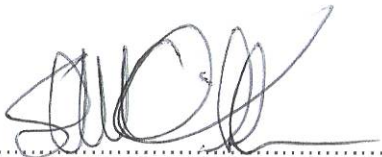
The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

. In preparing the financial statements the trustees are required to:-

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees 19 July 2023 and signed on their behalf by:



.....  
Sean McKibben - Chair

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

### RIPON YMCA YEAR ENDED 31 MARCH 2023

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2023 which comprise the statement of comprehensive income, statement of changes in funds, statement of financial position, statement of cash flows and relevant notes.

#### Respective responsibilities of the trustees and reporting accountants

The trustees of the Registered Social Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

#### Basis of opinion

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

#### Opinion

In our opinion:

- the accounts for year ended 31 March 2023 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2023 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

  
N Clat ACA, FCCA  
JWPCreers LLP  
Chartered Accountants  
Genesis 5  
Church Lane  
Heslington  
York  
YO10 5DQ

19 July 2023

**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2023**


	Unrestricted	Restricted	Total	Total
Note	2023 £	2023 £	2023 £	2022 £
Turnover	248,502	23,484	271,986	283,452
Operating costs	(208,723)	(53,235)	(261,958)	(235,933)
Operating (loss) / surplus	39,779	(29,751)	10,028	47,519
Interest receivable and similar income	-	-	-	-
Surplus/(deficit) for the year on ordinary activities	39,779	(29,751)	10,028	47,519
Gains on revaluation	858,834	-	858,834	-
<b>Total comprehensive income /(expenditure) for the year</b>	<b>898,613</b>	<b>(29,751)</b>	<b>868,862</b>	<b>47,519</b>

The above figures are derived from continuing operations.

Approved by the trustees on 19 July 2023 and signed on their behalf by:



Sean McKibben - Chair



Anthony Pitt - Treasurer

RIPON YMCA

STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31 MARCH 2023

	Income and Expenditure £	Designated Funds £	Revaluation Reserve £	Restricted Funds £	Total £
As at 1 April 2022	564,669	30,500	191,340	40,419	826,928
Transfer	(32,500)	32,500		-	-
Revaluation Transfer	(858,834)	-	858,834	-	-
Total comprehensive income for the period	898,613	-	-	(29,751)	868,862
As at 31 March 2023	571,948	63,000	1,050,174	10,668	1,695,790

-----2022-----

	Income and Expenditure £	Designated Funds £	Revaluation Reserve £	Restricted Funds £	Total £
As at 1 April 2021	540,345	30,500	191,340	17,224	779,409
Transfer	-	-	-	-	-
Total comprehensive income for the period	24,324	-	-	23,195	47,519
As at 31 March 2022	564,669	30,500	191,340	40,419	826,928

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2023**

	Note	2023 £	2022 £
<b>Tangible fixed assets</b>	6	1,505,791	656,292
<b>Current assets</b>			
Debtors and prepayments	7	3,692	23,895
Cash at bank and in hand		220,422	178,233
		<u>224,114</u>	<u>202,128</u>
Creditors: Amounts falling due within one year	8	(21,268)	(16,772)
		<u>202,846</u>	<u>185,356</u>
<b>Net current assets</b>			
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(12,847)	(14,720)
		<u>1,695,790</u>	<u>826,928</u>
<b>Total net assets</b>			
		<u><u>1,695,790</u></u>	<u><u>826,928</u></u>
 <b>Reserves</b>			
Income and expenditure reserve		571,948	564,669
Designated development fund		48,000	30,500
Designated CIO fund		15,000	-
Revaluation reserve	12	1,050,174	191,340
Restricted Funds		10,668	40,419
		<u>1,695,790</u>	<u>826,928</u>
<b>Total reserves</b>			
		<u><u>1,695,790</u></u>	<u><u>826,928</u></u>

The financial statements were approved and authorised for issue by the trustees on 19 July 2023 and signed on their behalf by:

  
 Sean McKibben - Chair

  
 Anthony Pitt – Treasurer

The notes on pages Page 11 to Page 21 form part of these accounts.

RIPON YMCA

STATEMENT OF CASH FLOWS  
YEAR ENDED 31 MARCH 2023

	Note	2023 £	2022 £
<b>Net cash generated from operating activities</b>	1	<b>43,205</b>	<b>10,757</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(1,016)	(5,586)
Interest received		-	-
		<u>(1,016)</u>	<u>(5,586)</u>
<b>Net cash flow from investing activities</b>		<b>(1,016)</b>	<b>(5,586)</b>
<b>Net change in cash and cash equivalents</b>		<b>42,189</b>	<b>5,171</b>
Cash and cash equivalents at 31 March 2022		178,233	173,062
		<u>178,233</u>	<u>173,062</u>
Cash and cash equivalents at 31 March 2023		220,422	178,233
		<u><u>220,422</u></u>	<u><u>178,233</u></u>

**Notes to the statement of cash flows**

	2023 £	2022 £
<b>1. Net cash generated from operating activities</b>		
Operating surplus for the year	10,028	47,519
Interest received	-	-
Depreciation and loss on disposal	10,351	11,311
Decrease/(increase) in debtors	20,203	(5,837)
(Decrease)/increase in creditors	2,623	(42,236)
	<u>43,205</u>	<u>10,757</u>
<b>Net cash flow from operating activities</b>	<b>43,205</b>	<b>10,757</b>
	<u><u>43,205</u></u>	<u><u>10,757</u></u>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2023

#### 1. ACCOUNTING POLICIES

##### Statutory information

Ripon YMCA is a registered charity in England & Wales and registered with the housing association. The registered address and place of business is 4 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ.

##### Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2018 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

##### 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 for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### Tangible fixed assets and depreciation

Expenditure on fixed assets costing more than £250 is capitalised.

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual value evenly over their expected useful lives as follows subject to annual review:

Housing property	2.17%	Straight line
Hall area	2.17%	Straight line
Housing furniture & equipment	25%	Reducing balance
Hall area improvements	10%	Reducing balance
Hall area furniture & equipment	25%	Reducing balance

##### Revaluation Policy

The trustees have decided to obtain a commercial revaluation of the property every 3 years and to request a professional review of the valuation on an annual basis.

##### Turnover

All income is included in the statement of comprehensive income when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2023

#### 1. ACCOUNTING POLICIES (continued)

##### Grants

Income from donations and grants, including capital grants, are included in income when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in income until the pre-conditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to pre-conditions regarding entitlement, this income is included in income of restricted funds when receivable.

##### Operating costs

Expenditure is included in the statement of comprehensive income on an accruals basis.

##### Pension

Ripon YMCA 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. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Ripon YMCA.

As described in note 11 Ripon YMCA has a contractual obligation to make pension deficit payments of £2,757 per annum over the period to April 2029, accordingly this is shown as a liability in note 11 to these accounts. In addition, Ripon YMCA is required to contribute £650 per annum to the operating expense of the pension plan and these costs are charged to the statement of comprehensive income as made.

New members auto enrol into the NEST pension scheme. The costs are charged to the statement of comprehensive income as incurred.

##### Fund accounting

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

##### Designated funds

Designated funds are part of unrestricted funds which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated funds as appropriate.

##### Restricted funds

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**

<b>2. SOCIAL HOUSING TURNOVER AND COSTS</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Social housing lettings	220,525	188,440
Service charges receivable	3,593	2,281
Revenue grants receivable (JRS)	-	646
Restricted grants receivable	-	26,240
	<hr/>	<hr/>
Total turnover from social housing lettings	224,118	217,607
Social housing activity expenditure	(242,012)	(216,425)
	<hr/>	<hr/>
Operating surplus from social housing activities	(17,894)	1,182
	<hr/> <hr/>	<hr/> <hr/>

**3. OPERATING COSTS 2023**

	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>
	<b>2023</b>	<b>2023</b>	<b>2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Staff costs	129,689	35,611	165,300
Facilities management	62,925	10,170	73,095
Administration costs	14,613	7,454	22,067
Pension fund deficit	1,496	-	1,496
	<hr/>	<hr/>	<hr/>
	208,723	53,235	261,958
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Housing expenditure	208,723	33,289	242,012
Non-housing expenditure	-	19,946	19,946
	<hr/>	<hr/>	<hr/>
	208,723	53,235	261,958
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Included in administration costs is the independent examination fee of £2,178 (2022: £2,130).

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023

3. OPERATING COSTS 2022

	Unrestricted 2022 £	Restricted 2022 £	Total 2022 £
Staff costs	113,446	21,113	134,559
Facilities management	73,166	10,707	83,873
Administration costs	15,196	-	15,196
Pension fund deficit	2,305	-	2,305
	<hr/>	<hr/>	<hr/>
	204,113	31,820	235,933
	<hr/>	<hr/>	<hr/>
Housing expenditure	204,113	12,312	216,425
Non-housing expenditure	-	19,508	19,508
	<hr/>	<hr/>	<hr/>
	204,113	31,820	235,933
	<hr/>	<hr/>	<hr/>

Included in administration costs is the independent examination fee of £2,130 (2021: £1,640).

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**

**4. STAFF COSTS**

	<b>2023</b>	<b>2022</b>
	£	£
Wages and salaries	148,726	115,570
Social Security	8,768	5,488
Pension	3,261	2,254
Pension fund deficit	1,496	2,305
Other costs	4,545	11,247
	<hr/>	<hr/>
Total staff costs	166,796	136,864
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees (FTE)	4.97	4.35
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees	8	7
	<hr/> <hr/>	<hr/> <hr/>

FTE is based upon 37 hours per week.

There are no employees who received more than £60,000 as their employee package. (2022: no employees)

**5. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION**

The total remuneration for key management personnel amounted to £34,475 (2022: £33,176).

The chief executive is a member of a workplace NEST pension scheme; £731 (2022: £766) in pension contributions were made on behalf of the chief executive.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023

6. TANGIBLE FIXED ASSETS

	Freehold Land £	Housing property £	Hall Area £	Housing furniture & equipment £	Hall area improve- ments £	Hall area furniture & equip £	Total £
<b>Cost/valuation</b>							
As at 31 March 2022	92,800	474,079	169,067	137,098	4,981	37,634	915,659
Additions	-	-	-	1,016	-	-	1,016
Disposals	-	-	-	(1,071)	-	-	(1,071)
Revaluation	-	625,921	130,933	-	(4,981)	-	751,873
As at 31 March 2023	92,800	1,100,000	300,000	137,043	-	37,634	1,667,477
<b>Depreciation</b>							
As at 31 March 2022	-	67,053	29,587	121,485	4,448	36,794	259,367
Depreciation charge	-	4,863	956	3,867	53	210	9,949
Depreciation on disposal	-	-	-	(670)	-	-	(670)
Depreciation eliminated On revaluation	-	(71,916)	(30,543)	-	(4,501)	-	(106,960)
As at 31 March 2023	-	-	-	124,682	-	37,004	161,686
<b>Net book value</b> as at 31 March 2023	<b>92,800</b>	<b>1,100,000</b>	<b>300,000</b>	<b>12,361</b>	<b>-</b>	<b>630</b>	<b>1,505,791</b>
<b>Net Book value</b> as at 31 March 2022	92,800	407,026	139,480	15,613	533	840	656,292

The class of fixed assets, buildings, were revalued on 29 March 2023 by an independent valuation firm to show them at fair value, the original cost was £349,826. Hall area improvements are included in the revaluation of the Hall area.

7. DEBTORS AND PREPAYMENTS

	2023 £	2022 £
Gross social housing rent owed	2,501	10,754
Other debtors	100	13,141
Prepayments	1,091	-
	<u>3,692</u>	<u>23,895</u>

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2023	2022
	£	£
Trade creditors	1,250	4,039
Other creditors	4	4
Other taxation and social security	4,078	491
Accruals	3,219	9,518
Pension deficit liability	note 11 2,757	2,720
Deferred income	note 9 9,960	-
	<hr/>	<hr/>
	21,268	16,772
	<hr/> <hr/>	<hr/> <hr/>

**9. DEFERRED INCOME**

	Total 2023	Total 2022
	£	£
At 1 April 2022	-	-
Additions during the year	9,960	-
Amounts released to income	-	-
	<hr/>	<hr/>
At 31 March 2023	9,960	-
	<hr/> <hr/>	<hr/> <hr/>

The deferred income relates to grants for future period projects.

**10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR**

		2023	2022
		£	£
Pension deficit liability	note 11	12,847	14,720
		<hr/>	<hr/>

**11. PENSION COMMITMENT**

Ripon YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of Ripon YMCA and at the year-end these were invested in the Mercer Dynamic De-risking Solution, 63% matching portfolio and 37% in the growth portfolio and Schroder (property units only).

The most recent completed three year valuation was at 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% pa), 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 year 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. This represented 79% of the benefits that had accrued to members.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023

11. PENSION COMMITMENT (continued)

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 £39 million. Ripon YMCA has been advised that it will need to make monthly contributions of £284.92 from 1 May 2023. The 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. Agreed future deficit contributions have been discounted using a rate of 3% (2022: 3%) The current recovery period is 6 years commencing 1 May 2023.

	Within one year	One to Two years	Two to Five years	After Five years	Total After more than one year	Total 2023
	£	£	£	£	£	£
As at 31 March 2023	2,757	2,684	7,591	2,572	12,847	15,604
As at 31 March 2022	2,720	2,606	7,370	4,744	14,720	17,440

In addition, Ripon 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 Ripon YMCA may be called upon to pay in the future.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023**

12. **ANALYSIS OF FUNDS**

	Balance b/fwd 1 April 2022	Income	Expenditure	Transfers	Balance c/fwd 31 March 2023
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	564,669	1,107,336	(208,723)	(891,334)	571,948
Revaluation Reserve	191,340	-	-	858,834	1,050,174
<i>Designated Funds:</i>					
Property Development Fund	30,500	-	-	17,500	48,000
Organisational Development Fund	-	-	-	15,000	15,000
	-----	-----	-----	-----	-----
<b>Total Unrestricted Funds</b>	<b>786,509</b>	<b>1,107,336</b>	<b>(208,723)</b>	<b>-</b>	<b>1,685,122</b>
	=====	=====	=====	=====	=====
<b>Restricted Funds</b>					
Coronavirus Community fund	3,470	-	(3,470)	-	-
Tackling Inequalities fund	2,519	-	(2,519)	-	-
Works for You project fund	16,500	-	(16,500)	-	-
Co-op local community fund	373	-	(373)	-	-
Sainsburys Neighbourly Grants	4,427	-	(1,395)	-	3,032
The National Lottery fund	4,518	-	(4,518)	-	-
YMCA ERF (TCS)	3,863	-	(2,450)	-	1,413
NYPFCC	4,749	-	(4,749)	-	-
Barclays Sported	-	500	(500)	-	-
Community Alcohol Partnership	-	199	(199)	-	-
Ripon Masonic Lodge	-	1,000	(1,000)	-	-
North Yorkshire Sports (Spark)	-	4,825	(4,825)	-	-
NYCC Early Help Get Going	-	2,000	(2,000)	-	-
BBC Children in Need	-	9,960	(8,737)	-	1,223
NYCC Locality Fund	-	5,000	-	-	5,000
	-----	-----	-----	-----	-----
<b>Total Restricted Funds</b>	<b>40,419</b>	<b>23,484</b>	<b>(53,235)</b>	<b>-</b>	<b>10,668</b>
	=====	=====	=====	=====	=====
<b>Total Funds</b>	<b>826,928</b>	<b>1,130,820</b>	<b>(261,958)</b>	<b>-</b>	<b>1,695,790</b>
	=====	=====	=====	=====	=====

The revaluation reserve represented the cumulative effect of revaluation of tangible fixed assets. It is the difference between the net book value of the properties and the cost.

**Designated funds**

Property Development Fund - funds set aside to cover various capital projects planned.

Organisation Development Fund – funds for the development of the charities governance and capacity whilst working towards an incorporated structure (CIO). It's expected that additional funds will be required for this project and we are exploring options including fundraising.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2023

#### 12. ANALYSIS OF FUNDS (continued)

##### Restricted funds

**Coronavirus Community fund-** funds received from Two Ridings Community Foundation for accredited employability courses.

**Tackling Inequalities fund-** funds received from North Yorkshire Sport for sport and wellbeing activities for tenants.

**Works for You Project-** funds received from Albert Hunt Trust, Sylvia and Colin Shepherd Trust, Charles and Elsie Sykes trust and The Garfield Weston Foundation for an employability project.

**Co-op Local Community fund-** funds received from the Co-op for mental health courses for the community

**Sainsburys Neighbourly Grants-** A grant to support education and provide food support for tenants and vulnerable young people in Ripon.

**The National Lottery Fund-** Funds received for the provision on a weekly drop in session for young people in Ripon.

**YMCA ERF (TCS)-** Capacity building grant to support Ripon and Ryedale YMCA to move towards trusted charity status and develop a package of policy which can be shared across the YMCA federation.

**NYPFCC-** Funds received from North Yorkshire Police, Fire and Crime Commissioner for a project delivering street-based youth work.

**Barclays Sported-** Funds received to purchase football related resources to support detached youth work.

**Community Alcohol Partnership-** A grant to supply cooking equipment to support detached youth work education and healthy snacks.

**Ripon Masonic Lodge, West Riding Masonic Charities Ltd-** Funds to purchase YMCA branded clothing to wear when delivering street and community projects in Ripon.

**North Yorkshire Sports (Spark)-** A grant to fund 12 weeks of Spark, a detached youth work project in Ripon.

**NYCC Early Help Get Going-** 2 grants to fund a) 8 weeks of detached youth work Spark project. b) 8 weeks of Teen's drop in sessions in Ripon.

**BBC Children in Need-** Funding to deliver a Young Leaders programme for young people who lack opportunities to be active or to access education, skills and training.

**NYCC Locality fund-** Funds to support approximately 6 months of delivery of our Teen's drop in sessions- engaging with 12-18 year olds in Ripon to provide an environment they can talk to youth workers about a wide range of issues.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2023

12. ANALYSIS OF FUNDS (Continued)

2022

	Balance b/fwd 1 April 2021	Income	Expenditure	Transfers	Balance c/fwd 31 March 2022
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	540,345	228,437	(204,113)	-	564,669
Revaluation Reserve	191,340	-	-	-	191,340
Designated Funds:					
Development Fund	30,500	-	-	-	30,500
	_____	_____	_____	_____	_____
<b>Total Unrestricted Funds</b>	<b>762,185</b>	<b>228,437</b>	<b>(204,113)</b>	<b>-</b>	<b>786,509</b>
	=====	=====	=====	=====	=====
<b>Restricted Funds</b>					
Coronavirus Community fund	6,436	-	(2,966)	-	3,470
Tackling inequalities fund	2,815	-	(296)	-	2,519
Works for you project fund	6,500	10,000	-	-	16,500
NYCC grant fund	1,100	-	(1,100)	-	-
Co-op local community fund	373	-	-	-	373
Sainsburys neighbourly grant	-	5,000	(573)	-	4,427
The National Lottery Fund	-	9,945	(5,427)	-	4,518
YMCA ERF (TCS)	-	5,000	(1,137)	-	3,863
Action for Youth Homelessness	-	6,240	(6,240)	-	-
NYPFCC	-	18,830	(14,081)	-	4,749
	_____	_____	_____	_____	_____
<b>Total Restricted Funds</b>	<b>17,224</b>	<b>55,015</b>	<b>(31,820)</b>	<b>-</b>	<b>40,419</b>
	=====	=====	=====	=====	=====
<b>Total Funds</b>	<b>779,409</b>	<b>283,452</b>	<b>(235,933)</b>	<b>-</b>	<b>826,928</b>
	=====	=====	=====	=====	=====

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**

**13. OTHER FINANCIAL COMMITMENTS**

At 31 March 2023 the charity had total commitments under non-cancellable operating leases

	2023 £	2022 £
Within one year	2,563	2,563
Within two to five years	2,683	5,246
	<hr/>	<hr/>
	5,246	7,809
	<hr/> <hr/>	<hr/> <hr/>

**14. RELATED PARTY TRANSACTIONS**

£4 is owing to Ripon YMCA CIO (2022 : £4)

**15. CONTINGENT LIABILITY**

Over the years the Housing Association has provided grants to help with the improvements to the social housing property. If the properties were to be sold these grants would become repayable. These amount to £311,943.

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION**

England & Wales - Charity number 250986

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# Accounts

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We believe in young people

# Annual Report

## Year 2021/22



**YMCA RIPON**

5 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ  
Registered Charity 250986  
Registered Housing Association LH3651

Ripon YMCA is an Unincorporated Charity called an Association. We also have a dormant Incorporated Organisation called YMCA Ripon CIO.

These are the advisors, members and accountants at the end of the financial year:

Patron	Joanne Ropner LL
President	Bernard Bateman MBE
Chair	Sean McKibben
Vice Chair	
Treasurer	Anthony Pitt
Board Members	Kari Munro
	Jo Thackwray
	George Dickinson
	Rebecca Mian

Staff:	Lucy Gratton
	Bev Skaife
	Imogen Moore
	Lucy Backhouse
	Paul Matless
	Jayne Shackleton

Bankers:	HSBC, 34 Westgate, Ripon, North Yorkshire
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Auditors:	JWP Creers LLP, Chartered Accountants, Genesis 5, Church Lane York, YO10 5DQ
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The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of Trustees is carried out every few years to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk).

Our constitution allows for Board members to be co-opted within the governance year.

We are undertaking the self-assessment for the Trusted Charity Status, and continuing to grow, develop and learn.

# Our Organisation

In 2020 we undertook a full strategic review of Ripon YMCA.

Coronavirus lockdowns provided a perfect opportunity to pause, review and develop our thinking for the future.

In spring 2022 we continued to develop our provision and employed a Community and Development Manager to help fulfil our goals.

## **Our Vision, Values and Strategic Objectives:**

### **Our vision**

Ripon is a place where all young people can live safely, securely and independently, fulfilling their potential, and being valued members of the community.

### **Our mission**

To remove young people from homelessness through the provision of accommodation, and address issues that prevent young people from achieving their potential, such as poor mental health, family breakdown, lack of opportunities and aspirations.

### **Our values**

**We Seek Out;** We are excited about creating working partnerships and connecting with the local community

**We Welcome;** We offer all young people the space they need to feel safe, respected, heard and valued

**We Inspire;** We inspire tenants, young people, partners and stakeholders by having a passionate and professional approach to what we do

**We Speak Out;** We advocate on behalf of our tenants and young people

**We Serve;** We are dedicated to serving young people

### **Our Strategic Goals**

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society and community.

# YMCA RIPON

## Mission

To remove young people from homelessness through the provision of accommodation, and address issues that prevent young people from achieving their potential, such as poor mental health, family breakdown, lack of opportunities and aspirations.

## Vision

Ripon is a place where all young people can live safely, securely and independently, fulfilling their potential, and being valued members of the community.

## Ethos & Values

**We seek out**

We are excited about creating working partnerships and connecting with the local community.

**We welcome**

We offer all young people the space they need to feel safe, respected, heard and valued.

**We inspire**

We inspire Tenants, young people, partners and stakeholders by having a passionate and professional approach to what we do.

**We speak out**

We advocate on behalf of our tenants and young people.

**We serve others**

We are dedicated to serving young people.

## Our Strategic Goals

- ▶ To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
- ▶ To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
- ▶ To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
- ▶ Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society.

## How do we know we are achieving our goals?

Activities	Outputs	Outcomes	Impact	Indicators
Provision of accommodation	Occupancy	Fewer young people are homeless	Reduced homelessness	Improved room occupancy
Tenants/ Personalised Support Programme	Engagement in support Move on rates	Young people are better equipped to manage their lives well	Increased financial independence	Increase in positive move on
Contribution to youth work and support for young people in Ripon	Attendance in education EET options	Young people are safe and healthy	Better mental health	Increased number of young people who achieve own tenancy
Community Partners Programme	Sessions of youth work Community partners Donations and community engagement Volunteers	People and Communities are more aware of youth homelessness and issues affecting young people	Increased employability Increased awareness of homelessness issues	Improved confidence reported in young people Improvement engagement with employment, education, and training opportunities Improved scores on our wellbeing scales Improvement in attitudes of the local community

## Chairpersons Report

It has been another action-packed year for Ripon YMCA, with the continued issues with Covid making life more difficult for tenants and staff. Despite this, it has been a very successful year for the organisation, with real progress being made towards our strategic goals. As well as covid, we faced some other challenges during the year. One of these, was managing the organisation in its day-to-day activities while Lucy took some time off. That we managed so well during this period is testament to the work Lucy has put in to making Ripon YMCA a strong and resilient organisation, and to the quality of the staff that we employ. A special mention goes to Imogen, who stepped up to keep the show on the road, and Dewi Winkle who stepped in to help with day-to-day management and support.

Achievements over the year include finishing number 4 so that its first tenants could move in. It has also been a very successful year on the fundraising front, particularly through grant-making trusts. This has enabled us to focus on developing one of the key strategic aims, to extend the reach of Ripon YMCA beyond the provision of accommodation. Later in the report there is an impressive list of the funders we have delivered with over the last year, demonstrating the positive impact that Ripon YMCA is having on young people in the local community.

Ripon YMCA is more than just a place for young people to live, it is also a safe and supportive environment, and this comes from the empathy and dedication of its staff and volunteers. The development and growth of the organisation has seen the creation of some new roles and the recruitment of new team members, including our new Housing Manager Paul, and Jayne, who has taken on the brand-new role of the Community and Development Manager. These positions mean that Lucy is freed up to provide strategic leadership and build external partnerships and will also ensure that we continue to improve the quality of housing and support we provide, as well as explore and develop new opportunities in the community. We have also welcomed on board our new Housing Support and youth workers, Lucy and Bryony, who play an invaluable role supporting young people to find their feet and explore new opportunities. In addition, I'd like to thank our volunteer Jonty, who amongst other things supports our tenants with CVs and benefit applications.

We have also said goodbye to a number of trustees and welcomed new ones on board. Leaving us are Nick and Chris, who were both instrumental in getting Ripon YMCA back on an even keel and have been involved in many projects, with Nick as Treasurer and Chris focussing on the buildings and maintenance side. It is thanks to their efforts that No.4 has been renovated from the derelict shell it was and is now a welcome addition to the housing stock for young people in Ripon. Two other valued members of the Board of Trustees have stepped down this year for the time being, Stef and George. Their enthusiasm and energy has been invaluable and we hopefully look forward to working with them again in the future.

As Chair, I am very pleased to see the continued development of Ripon YMCA. It promises to be another very interesting year for the organisation as it continues to deliver its core vision of making a difference to the lives of young people in Ripon.

Sean McKibben – Chairperson, Ripon YMCA

## Services and Activity in April 2021 to March 2022

It's been a challenging year for Ripon YMCA. Faced with the ongoing pandemic we have adapted and overcome many difficulties to finish the year in a positive position with a larger team and sustainable funding for Youth Work.

Those young people who lived with us during the early months of Covid in 2020 moved on from our accommodation in 2021. The impact clearly seen in the difficulties those young people were having with their mental health, family connections and opportunities to develop independence.

We faced some challenges with illness and staff turnover causing significant gaps in delivery, however it also enabled some staff to thrive and respond positively to these difficulties. We have created a strong and supportive culture of learning and development and have a staff team who are inspired to develop, improve and explore new opportunities. Staff welfare and support is at the front of our thinking and we have developed a range of activities to imbed this.

In 2020 we created a Strategic Plan which has been progressing. Some areas we have developed significant new provision, in others we continue to explore opportunities. We are excited to have developed the staff team and capacity to invest in our work outside of our Supported Housing for the young people of Ripon.

Lucy Gratton - CEO Ripon YMCA



Jayne, Bryony, Paul, and Lucy raising funding at the CEO Sleepout in Harrogate.

## Progress Against Our Strategic Plan

We will respond to each of our strategic goals individually in this report to demonstrate our progress and plans.

**Goal:** To provide good quality, safe and secure accommodation in Ripon, helping to ensure housing needs of young people are appropriately met.

### **Progress and activity:**

In 2021/2022 we:

- Provided Supported Housing to 51 young people, with 17 continuing to live with us after March 31<sup>st</sup> 2022.
- We received 67 enquiries for accommodation in the year.
- The reason 52% of tenants moved in was due to family breakdown. 20% had been sofa surfing with 8% having tenancy problems.
- 34 tenants moved out in the period. This is higher than previous years (17 in 19/20, 8 in 20/21) Of the tenants who moved out 16 were a positive move, with 4 unsecure and 14 evictions. Evictions occur for a variety of reasons including non-payment of rent, incidents and lack of engagement. As described above we had a challenging period and some instability caused by staff absence and the ongoing pandemic.
- Of the tenants who moved out, 18 were male, 16 female with an average age of 21 when they moved in.
- Development of policy, procedure and working practices to try and meet the needs of our tenants within our setting.
- Maintained an average of 84% occupancy
- Negotiated an increase in Supported Housing rent via Housing Benefit

**Goal:** To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.

### **Progress and activity:**

In 2021/2022 we:

- Provided regular keywork sessions with tenants at the YMCA
- Managed an increase of self harm, poor mental health, incidents and challenges faced at the YMCA during the difficult year.
- Of the 10 tenants referred by the YMCA to Community Mental Health Services 9 engaged.
- 100% of tenants were registered with a doctor when they left us.
- At move out 48% of tenants were working part time with 19% of tenants working full time.
- Developed a range of tools and recording mechanisms to ensure our tenants receive personalised support.
- Managed Covid with limited cases being seen and no outbreaks. Staff and tenants were offered priority vaccines.

**When tenants moved in** 42% of them had a mental health issue, with 40% of those having a severe mental health issue.

**Are you comfortable?**

Overall tenants gave a score of 3.37 out of 4

**Do you feel safe at the YMCA?** Overall tenants gave a score of 3.5 out of 4

**Family breakdown** was the reason for 52% of our tenants moving in. While 20% had been sofa surfing.

**Moving on from the YMCA**

34 tenants successfully obtained their own accommodation and are living independently

67% were in part time or full-time work when they moved out.



**“My room is my independence. First time in a long time I feel safe and at ease”**



**Between April 2021 and March 2022 we had 51 tenants staying at the YMCA**



**YMCA RIPON**

**2021 - 2022**

**What is the best thing about the YMCA?**

- My support worker
- Its close to town and the people are nice
- The freedom, staff and meeting new people
- There is always lots of support
- They supported me through lockdowns when I lost my job

**“I have gained independence and I can now manage my money”**

Ripon YMCA, 5 Water Skellgate, Ripon, HG41BQ  
Charity Number: 250986. Housing Registration: LH3651

**Goal:** To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.

**Progress and activity:**

In 2021/2022 we:

- Were successful in applying for funding to develop youth work provision and have worked on the street on a weekly basis since October 2020.
- We chair Ripon Youth Work Partnership which started in 2021 following an increase in anti-social behaviour in Ripon. The partnership continues to grow and is a resource for the police, local decision makers and providers of Youth Work.
- We delivered 65 youth work sessions in the year and staff dedicated over 800 hours to planning and delivery.
- We engaged young people over 2000 times during the year with 595 on street-based youth work.
- The Red Triangle Drama group has moved online during the year and offered 47 sessions.
- We successfully applied to Children in Need, The National Lottery and a number of other grants, trusts and donors to fund this work.

**Goal:** Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society and community.

**Progress and activity:**

In 2021/2022 we:

- Continue to work alongside Ryedale YMCA to improve our quality and have increased our engagement in the national federation.
- We lead and chair the Ripon Youth Work Partnership.
- We have worked with Picture News to create a Sleep Easy resource for schools that will build awareness of homelessness issues amongst primary and secondary aged pupils and provide a platform for fundraising.
- We have continued to provide a range of community fundraising activity to support our work and build awareness of the challenges faced by young people.
- We continue to develop our partnerships and reputation amongst funders and local organisations to ensure we are involved and included in future plans and developments.

# Youth Provision In 2021 / 2022



Age of young people engaged



Young peoples concerns and topics covered



Young people said they are worried about



## YMCA RIPON

5 Water Skellgate, Ripon, HG4 1BQ  
tel: 01765 607609 email: youth@riponymca.org



## Case Study – John at Teen Drop In.

The Teens Drop In sessions began at the YMCA on 11<sup>th</sup> May. This is a weekly session for young people age 12+ addressing various well-being topics with discussion and activities. Young people lead the themes through conversation and an anonymous 'Drop Box'.

John who is 13 found out about this session via the street-based youth work taking place. The youth workers talked to John about risk taking behaviour, vaping, cannabis and having nowhere to go. John is known by the police and it was felt that he is on the peripheries of a group who are often associated with anti-social behaviour.

John started to attend the sessions and now always turns up early and is keen to attend and helps set up and tidy afterwards.

We have responded to a range of topics such as pride month, sexuality and race.

John says "This group has really helped me change my life for good. It has helped me to stop getting into trouble and make bad decisions. I thought someone who was different from me was going to be an idiot. But I got to know him here and he is actually a nice guy".

John's confidence has grown week on week from quietly listening to now actively helping with cooking, setting the table, talking to others in the group.

The YMCA Youth Worker spoke to John's Mum who commented that John is "absolutely loving the sessions and really looks forward to them and his behaviour has improved".

John has now started to attend our newly formed Young Leaders session at the library.

**We are grateful to the following organisations, funders and partners who have supported our work in 2021/22. We are also grateful to our individual donors, community supporters and professional partners for their ongoing support and commitment to our work.**

Albert Hunt Trust,  
Charles and Elsie Sykes Trust,  
Co-op Local Community Fund,  
Garfield Weston Foundation,  
Holy Trinity Church,  
Inner Wheel Club of Ripon Rowels,  
Knoll Charitable Trust,  
Mary Magdalens Chapel,  
Morrisons Ripon Community Champion,  
Neighbourly Foundation,  
North Yorkshire Police, Fire, Crime  
Commissioner Community Fund,

North Yorkshire Sport,  
Ripon City Club,  
Ripon Girls Group,  
Ripon Recycling Fund,  
Rotary Club of Ripon,  
Sainsburys,  
Swinton Charitable Trust,  
Sylvia and Colin Shepherd Trust,  
The National Lottery Community Fund,  
The Percy Bilton Charity,  
YMCA England and Wales Development  
Grant,  
York Action on Young Homeless

# Treasurers Report

This has been a positive year, despite a number of challenges, including the residual effects of the COVID-19 pandemic.

Our financial position has improved since the prior year; free reserves have increased from £69,669 to £95,772. This has been driven by effective fundraising, the continued generosity of the public through donations, and through effective management of costs. This is in excess of our targets within our budgets and strategic plan.

Total turnover has increased to £283,452 (2020-23 £265,560), and this has enabled us to increase our staffing levels through successful recruitment of a new Community and Development Manager, and to increase hours in other posts. This has enabled us to build a more robust organisation that is better equipped to support our people and to grow in a measured and sustainable way. Housing expenditure has increased in line with our growth, but pleasingly our facilities management and administration costs have remained at comparable levels to the prior year, demonstrating effective management and oversight.

The refurbishment of No 4 Water Skellgate was fully completed in 2021-22, being financed wholly from our own resources.

This has been my first year at the YMCA and I have been pleased and impressed with the way that management have robust systems and controls in place and with the way that financial performance is closely monitored and reviewed. I look forward to 2022-23, which represents an opportunity to sustain the positive progression and development that I have seen this year.

Anthony Pitt – Treasurer Ripon YMCA

**The next pages to contain the following:**

- **Statement of Income and Expenditure**
- **Balance sheet**

**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2022**

		Unrestricted	Restricted	Total	Total
	Note	2022 £	2022 £	2022 £	2021 £
Turnover		228,437	55,015	283,452	265,560
Operating costs	3	(204,113)	(31,820)	(235,933)	(198,897)
Operating surplus		24,324	23,195	47,519	66,663
Interest receivable and similar income		-	-	-	-
Surplus for the year on ordinary activities		24,324	23,195	47,519	66,663
<b>Total comprehensive income for the year</b>		<b>24,324</b>	<b>23,195</b>	<b>47,519</b>	<b>66,663</b>

The above figures are derived from continuing operations.

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2022**

	Note	2022 £	2021 £
<b>Tangible fixed assets</b>	6	656,292	662,016
<b>Current assets</b>			
Debtors and prepayments	7	23,895	18,058
Cash at bank and in hand		178,233	173,062
		—————	—————
		202,128	191,120
Creditors: Amounts falling due within one year	8	(16,772)	(57,860)
		—————	—————
<b>Net current assets</b>		185,356	133,260
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(14,720)	(15,867)
		—————	—————
<b>Total net assets</b>		826,928	779,409
		—————	—————
 <b>Reserves</b>			
Income and expenditure reserve		564,669	540,345
Designated development fund		30,500	30,500
Revaluation reserve	12	191,340	191,340
Restricted Funds		40,419	17,224
		—————	—————
<b>Total reserves</b>		826,928	779,409
		=====	=====

The financial statements were approved and authorised for issue by the trustees on 20 July 2022 and signed on their behalf by:

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION  
(KNOWN AS RIPON YMCA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2022**

Charity Number 250986

## RIPON YMCA

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## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2022

#### REFERENCE AND ADMINISTRATIVE INFORMATION

<b>Charity Number</b>	250986
<b>Registered Address</b>	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
<b>Patron</b>	Jo Ropner LL
<b>Trustees</b>	
President	Bernard Bateman MBE
Chairperson	Sean McKibben
Treasurer	Anthony Pitt (appointed 21 July 21) Nick Bentley (resigned 21 July 21)
Vice Chair	vacant Odette Robson (resigned 21 July 21)
Additional trustees:	Nick Bentley George Dickenson Kari Munro Rebecca Mian Jo Thackwray Stephanie Benson (resigned 17 November 21) Chris Taylor (resigned 27 January 22)
<b>Staff</b>	
Chief Executive	Lucy Gratton
Housing Operations Manager	Paul Matless
Housing Support Workers	Lucy Backhouse
Community and Development Manager	Jayne Shackleton
Senior Youth Worker	Bev Scaife
Finance Administrator	Imogen Moore
Youth Worker	Holly Gadd
<b>Key Management Personnel</b>	Lucy Gratton
<b>Principal Bankers</b>	HSBC plc 34 Westgate, Ripon, North Yorkshire
<b>Independent Examiner</b>	Mr N Clemit ACA, FCCA JWPCreers LLP, Chartered Accountants Genesis 5, Church Lane York, YO10 5DQ

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2022 CONTINUED

The trustees present their report and financial statements for the year ended 31 March 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards, the details are set out further in the basic of preparation and accounting policies on page 11.

#### Objectives

The objects of the Association arise from its acceptance of the Paris Basis 1855 incorporated into the National Statement of the Aims and Purposes of the YMCA in England, adopted at the National Assembly of the English Young Men's Christian Associations in the year 2003, namely:

*"The YMCA is a Christian Movement which seeks 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. It welcomes into its fellowship persons of all religious faiths and of none".*

In accordance with its Christian values the YMCA stands for:

- A worldwide fellowship based on the equal value of all persons
- Respect and freedom for all, tolerance and understanding between people of different opinions
- Active concern for the needs of the community
- United effort by Christians of different traditions

As the expression of its Christian purposes the YMCA aims to:

- Provide a welcome to its members for themselves in a meeting place which is theirs to share where friendships can be made and counsel sought
- Develop activities which stimulate and challenge members in an environment that enables them to take responsibility to find a sense of achievement
- Involve all members in the care and work for others
- Create opportunities for exchanging views so that members can improve their understanding of the world, of themselves and of one another

Accordingly, the objects of the Association are:

- (1) 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.
- (2) To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) To provide short term 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.

#### Housing Association

Ripon YMCA is a Registered Provider of Social Housing and has 19 bedsits that were converted in the 1980's and 90's using grants from the agency now called Homes England. We also redeveloped a 3 bedroom shared house on site which became available for use in 2021. This project was self-funded and currently provides us with additional Supported Accommodation for young people in Ripon.

The trustees have due regard to the Charity Commission's guidance on public benefit, and ensure that the activities of the organisation meet those requirements.

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2022 CONTINUED

#### ACHIEVEMENTS AND PERFORMANCE

The objects of Ripon YMCA are to provide youth and community work within the local area. This is achieved by providing the following quality programme of work in:-

1. Supported housing for primarily young people aged 16-35.
2. Programmed projects to develop life skills and employability.
3. Programmed youth work for young people.

The charity's management team have continued to build on its performance last year to improve its financial base, to support necessary refurbishments, and solidify its position as a meaningful organisation providing supported housing and services for young people in the community.

We have continued to raise funding from Trusts and Foundations for a range of projects. Some were brought forward in to 21/22 given the continued restrictions during the pandemic.

We continue to develop provision and are working towards our 5-year strategic plan the strategic plan identified in 2020:

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society.

#### VALUE FOR MONEY METRICS

This is a requirement of the Housing Association:

	2022	2021	NHF*
<b>Business Health</b>			
Operating Margin (overall) %	17%	25%	24%
Operating Margin (social housing) %	1%	13%	25%
EBITDA MRI - % of interest cover	0%	0%	216%
<b>Development &amp; Capacity</b>			
New Supply – social housing units %	14%	0%	1%
New Supply – non-social housing units %	0%	0%	0%
Gearing %	28%	(27%)	34%
<b>Outcomes</b>			
Reinvestment %	3%	6%	5%
<b>Asset Management</b>			
Return on Capital Employed	6%	8%	3%
<b>Operating Efficiency</b>			
Headline social housing cost per unit	£9,838	£9,539	£3,891

\*figures taken from NHF report 2021

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2022 CONTINUED

#### FINANCIAL REVIEW

The charity has made an overall surplus of £47,519 (2021: £66,663). The surplus was achieved through higher than expected occupancy, successful fundraising and cost management. It also includes project funding received in 20/21 that was delivered in 21/22. Staff costs were higher partly through a decision to invest in our own capacity. The 3 bedroom shared house came online with tenancies being offered from July 21.

#### RESERVES POLICY

The trustees have designated £15,500 to large scale property improvements.  
The trustees have designated £15,000 to finance our complex transition to an Incorporated Organisation and the organisational development involved.

The total charity funds at the year-end were £826,928 (2021: £779,409) which includes the revaluation reserve of £191,340 (2021: £191,340). After removing the remaining fixed assets of £464,952 (2021: £470,676), the designated fund of £30,500 (2021: £30,500) and the restricted grants of £40,419 (2021: £17,224) this leaves free reserves at £99,717 (2021: £69,669).

Following a review the trustees have decided that free reserves should be aiming for a minimum of £110,000 representing six months operating expenses. This is an increase but it's to reflect increase staff costs and general running costs.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Ripon YMCA is registered with the Housing Association (Number LH3651) and is a registered charity (Number 250986).

The charity adopted the model constitution of YMCA as amended 5 October 1981, 6 January 1989, 25 May 1994 and 25 May 2005.

A charitable incorporated organisation (CIO - 1180912) has been registered in November 2018 with the intention to achieve limited liability status, a form that is better suited to the charity's development. Limited activity has been recorded in the new charity as yet. It is intended that, at some point in the future, the charity's assets and liabilities will be transferred to this new organisation.

The trustees have undertaken an assessment and confirmed the charity's compliance with the Governance and Financial Viability Standard.

The charity uses the essential trustee and receives guidance from Community First Yorkshire, NCVO and YMCA E & W for compliance and governance. It has also started to utilise the Trusted Charity Standard.

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of trustees is carried out annually to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk)

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2022 CONTINUED

#### Trustee's responsibilities

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

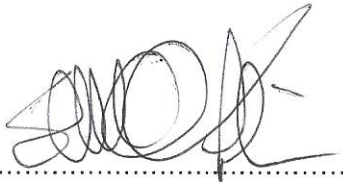
The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

. In preparing the financial statements the trustees are required to:-

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees on 20 July 2022 and signed on their behalf by:



.....  
Sean McKibben - Chair

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

### RIPON YMCA YEAR ENDED 31 MARCH 2022

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2022 which comprise the statement of comprehensive income, statement of changes in funds, statement of financial position, statement of cash flows and relevant notes.

#### **Respective responsibilities of the trustees and reporting accountants**

The trustees of the Registered Social Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

#### **Basis of opinion**

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

#### **Opinion**

In our opinion:

- the accounts for year ended 31 March 2022 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2022 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

  
N Clemit ACA, FCCA  
JWPCreers LLP  
Chartered Accountants  
Genesis 5  
Church Lane  
Heslington  
York  
YO10 5DQ


20 July 2022

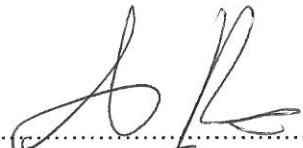
**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2022**

		Unrestricted	Restricted	Total	Total
	Note	2022	2022	2022	2021
		£	£	£	£
Turnover		228,437	55,015	283,452	265,560
Operating costs	3	(204,113)	(31,820)	(235,933)	(198,897)
Operating surplus		24,324	23,195	47,519	66,663
Interest receivable and similar income		-	-	-	-
Surplus for the year on ordinary activities		24,324	23,195	47,519	66,663
<b>Total comprehensive income for the year</b>		<b>24,324</b>	<b>23,195</b>	<b>47,519</b>	<b>66,663</b>

The above figures are derived from continuing operations.

Approved by the trustees on 20 July 2022 and signed on their behalf by:

  
 Sean McKibben - Chair

  
 Anthony Pitt - Treasurer

**RIPON YMCA**

**STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31 MARCH 2022**

	<b>Income and Expenditure</b>	<b>Designated Development Fund</b>	<b>Revaluation Reserve</b>	<b>Restricted Funds</b>	<b>Total</b>
	£	£	£	£	£
As at 1 April 2021	540,345	30,500	191,340	17,224	779,409
Transfer	-	-	-	-	-
Total comprehensive income for the period	24,324	-	-	23,195	47,519
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2022	564,669	30,500	191,340	40,419	826,928
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>


-----2021-----


	<b>Income and Expenditure</b>	<b>Designated Development Fund</b>	<b>Revaluation Reserve</b>	<b>Restricted Funds</b>	<b>Total</b>
	£	£	£	£	£
As at 1 April 2020	485,656	30,000	197,090	-	712,746
Transfer	15,777	500	(5,750)	(10,527)	-
Total comprehensive income for the period	38,912	-	-	27,751	66,663
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2021	540,345	30,500	191,340	17,224	779,409
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2022**

	Note	2022 £	2021 £
<b>Tangible fixed assets</b>	6	656,292	662,016
<b>Current assets</b>			
Debtors and prepayments	7	23,895	18,058
Cash at bank and in hand		178,233	173,062
		<hr/>	<hr/>
		202,128	191,120
Creditors: Amounts falling due within one year	8	(16,772)	(57,860)
		<hr/>	<hr/>
<b>Net current assets</b>		185,356	133,260
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(14,720)	(15,867)
		<hr/>	<hr/>
<b>Total net assets</b>		826,928	779,409
		<hr/> <hr/>	<hr/> <hr/>
<b>Reserves</b>			
Income and expenditure reserve		564,669	540,345
Designated development fund		30,500	30,500
Revaluation reserve	12	191,340	191,340
Restricted Funds		40,419	17,224
		<hr/>	<hr/>
<b>Total reserves</b>		826,928	779,409
		<hr/> <hr/>	<hr/> <hr/>

The financial statements were approved and authorised for issue by the trustees on 20 July 2022 and signed on their behalf by:

  
 .....  
 Sean McKibben - Chair

  
 .....  
 Anthony Pitt – Treasurer

The notes on pages Page 11 to Page 18 form part of these accounts.

**RIPON YMCA**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED 31 MARCH 2022**

	Note	2022 £	2021 £
<b>Net cash generated from operating activities</b>	1	<b>10,757</b>	<b>116,411</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(5,586)	(42,085)
Interest received		-	-
		<hr/>	<hr/>
<b>Net cash flow from investing activities</b>		<b>(5,586)</b>	<b>(42,085)</b>
<b>Net change in cash and cash equivalents</b>		<b>5,171</b>	<b>74,326</b>
Cash and cash equivalents at 31 March 2021		173,062	98,736
		<hr/>	<hr/>
Cash and cash equivalents at 31 March 2022		178,233	173,062
		<hr/> <hr/>	<hr/> <hr/>

**Notes to the statement of cash flows**

	2022 £	2021 £
<b>1. Net cash generated from operating activities</b>		
Operating surplus for the year	47,519	66,663
Interest received	-	-
Depreciation	11,311	12,473
Decrease/(increase) in debtors	(5,837)	(8,091)
(Decrease)/increase in creditors	(42,236)	45,366
	<hr/>	<hr/>
<b>Net cash flow from operating activities</b>	<b>10,757</b>	<b>116,411</b>
	<hr/> <hr/>	<hr/> <hr/>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2022

#### 1. ACCOUNTING POLICIES

##### Statutory information

Ripon YMCA is a registered charity in England & Wales and registered with the housing association. The registered address and place of business is 4 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ.

##### Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2018 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

##### 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 for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### Tangible fixed assets and depreciation

Expenditure on fixed assets costing more than £250 is capitalised.

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual evenly over their expected useful lives as follows subject to annual review:

Housing property	2.17%	Straight line
Hall area	2.17%	Straight line
Housing furniture & equipment	25%	Reducing balance
Hall area improvements	10%	Reducing balance
Hall area furniture & equipment	25%	Reducing balance

##### Turnover

All income is included in the statement of comprehensive income when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2022

#### 1. ACCOUNTING POLICIES (continued)

##### **Operating costs**

Expenditure is included in the statement of comprehensive income on an accruals basis.

##### **Pension**

Ripon YMCA 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. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Ripon YMCA.

As described in note 11 Ripon YMCA has a contractual obligation to make pension deficit payments of £2,720 per annum over the period to April 2029, accordingly this is shown as a liability in note 11 to these accounts. In addition, Ripon YMCA is required to contribute £732 per annum to the operating expense of the pension plan and these costs are charged to the statement of comprehensive income as made.

New members auto enrol into the NEST pension scheme. The costs are charged to the statement of comprehensive income as incurred.

##### **Fund accounting**

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

##### **Designated funds**

Designated funds are part of unrestricted funds which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated funds as appropriate.

##### **Restricted funds**

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2022**

<b>2. SOCIAL HOUSING TURNOVER AND COSTS</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Social housing lettings	188,440	164,722
Service charges receivable	2,281	2,419
Revenue grants receivable (JRS)	646	6,061
Restricted grants receivable	26,240	35,064
	<hr/>	<hr/>
Total turnover from social housing lettings	217,607	208,266
Social housing activity expenditure	(216,425)	(181,234)
	<hr/>	<hr/>
Operating surplus from social housing activities	1,182	27,032
	<hr/> <hr/>	<hr/> <hr/>

**3. OPERATING COSTS 2022**

	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>
	<b>2022</b>	<b>2022</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Staff costs	113,446	21,113	134,559
Facilities management	73,166	10,707	83,873
Administration costs	15,196	-	15,196
Pension fund deficit	2,305	-	2,305
	<hr/>	<hr/>	<hr/>
	204,113	31,820	235,933
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Housing expenditure	204,113	12,312	216,425
Non-housing expenditure	-	19,508	19,508
	<hr/>	<hr/>	<hr/>
	204,113	31,820	235,933
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Included in administration costs is the independent examination fee of £2,130 (2021: £1,640).

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2022**

**3. OPERATING COSTS 2021**

	<b>Unrestricted 2021 £</b>	<b>Restricted 2021 £</b>	<b>Total 2021 £</b>
Staff costs	88,117	11,426	99,543
Facilities management	61,804	20,661	82,465
Administration costs	14,548	1,148	15,696
Pension fund deficit	1,193	-	1,193
	<hr/>	<hr/>	<hr/>
	165,662	33,235	198,897
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Housing expenditure	165,662	15,572	181,234
Non-housing expenditure	-	17,663	17,663
	<hr/>	<hr/>	<hr/>
	165,662	33,235	198,897
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Included in administration costs is the independent examination fee of £1,640 (2020: £450).

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2022**

**4. STAFF COSTS**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Wages and salaries	115,570	92,038
Social Security	5,488	2,953
Pension	2,254	1,708
Pension fund deficit	2,305	1,193
Other costs	11,247	2,844
	<hr/>	<hr/>
Total staff costs	136,864	100,736
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees (FTE)	4.35	3.46
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees	7	7
	<hr/> <hr/>	<hr/> <hr/>

There are no employees who received more than £60,000 as their employee package. (2021: no employees)

**5. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION**

The total remuneration for key management personnel amounted to £33,176 (2021: £33,039).

The chief executive is a member of a workplace pension scheme; £766 (2021: £770) in pension contributions were made on behalf of the chief executive.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2022**

**6. TANGIBLE FIXED ASSETS**

	Freehold Land £	Housing property £	Hall Area £	Housing furniture & equipment £	Hall area improve- ments £	Hall area furniture & equip £	Total £
<b>Cost/valuation</b>							
As at 31 March 2021	92,800	470,461	169,067	135,129	4,981	37,634	910,072
Additions	-	3,618	-	1,969	-	-	5,587
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2022	92,800	474,079	169,067	137,098	4,981	37,634	915,659
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Depreciation</b>							
As at 31 March 2021	-	62,243	28,631	116,280	4,389	36,513	248,056
Depreciation charge	-	4,810	956	5,205	59	281	11,311
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2022	-	67,053	29,587	121,485	4,448	36,794	259,367
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Net Book Value</b>							
as at 31 March 2022	92,800	407,026	139,480	15,613	533	840	656,292
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Net Book Value</b>							
as at 31 March 2021	92,800	408,218	140,436	18,849	592	1,121	662,016
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

**7. DEBTORS AND PREPAYMENTS**

	2022 £	2021 £
Gross social housing rent owed	10,754	12,322
Other debtors	13,141	700
Prepayments	-	5,036
	<hr/>	<hr/>
	23,895	18,058
	<hr/>	<hr/>

**8. CREDITORS: AMOUNTS FALLING  
DUE WITHIN ONE YEAR**

	2022 £	2021 £
Trade creditors	4,039	16,354
Other creditors	4	4
Other taxation and social security	491	3,416
Accruals	9,518	6,197
Pension deficit liability	2,720	3,114
Deferred income	-	28,775
	<hr/>	<hr/>
	16,772	57,860
	<hr/>	<hr/>

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2022**

**9. DEFERRED INCOME**

	<b>Under one year</b>	<b>Total 2021</b>
	<b>£</b>	<b>£</b>
At 1 April 2021	28,775	28,775
Additions during the year	-	-
Amounts released to income	(28,775)	(28,775)
	<hr/>	<hr/>
At 31 March 2022	-	-
	<hr/> <hr/>	<hr/> <hr/>

The deferred income relates to grants for future period projects.

<b>10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR</b>		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
Pension deficit liability	note 11	14,720	15,867
		<hr/>	<hr/>

**11. PENSION COMMITMENT**

Ripon YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of Ripon YMCA and at the year-end these were invested in the Mercer Dynamic De-risking Solution, 63% matching portfolio and 37% in the growth portfolio and Schroder (property units only).

The most recent completed three year valuation was at April 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% pa), 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 year 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. This 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 £39 million. Ripon YMCA has been advised that it will need to make monthly contributions of £223.64 from 1 May 2022. The 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. Agreed future deficit contributions have been discounted using a rate of 3% (2021:3%) The current recovery period is 7 years commencing 1 May 2022.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2022**

**11. PENSION COMMITMENT (continued)**

	Within one year	One to Two years	Two to Five years	After Five years	Total After more than one year	Total 2021
	£	£	£	£	£	£
As at 31 March 2022	2,720	2,606	7,370	4,744	14,720	17,440
As at 31 March 2021	3,114	3,121	9,364	3,382	15,867	18,981

In addition, Ripon 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 Ripon YMCA may be called upon to pay in the future.

**12. ANALYSIS OF FUNDS**

	Balance b/fwd 1 April 2021	Income	Expenditure	Transfers	Balance c/fwd 31 March 2022
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	540,345	228,437	(204,113)	-	564,669
Revaluation Reserve	191,340	-	-	-	191,340
Designated Funds:					
Development Fund	30,500	-	-	-	30,500
<b>Total Unrestricted Funds</b>	<b>762,185</b>	<b>228,437</b>	<b>(204,113)</b>	<b>-</b>	<b>786,509</b>
<b>Restricted Funds</b>					
Coronavirus Community fund	6,436	-	(2,966)	-	3,470
Tackling inequalities fund	2,815	-	(296)	-	2,519
Works for you project fund	6,500	10,000	-	-	16,500
NYCC grant fund	1,100	-	(1,100)	-	-
Co-op local community fund	373	-	-	-	373
Sainsburys neighbourly grant	-	5,000	(573)	-	4,427
The National Lottery Fund	-	9,945	(5,427)	-	4,518
YMCA ERF (TCS)	-	5,000	(1,137)	-	3,863
Action for Youth Homelessness	-	6,240	(6,240)	-	-
NYPFCC	-	18,830	(14,081)	-	4,749
<b>Total Restricted Funds</b>	<b>17,224</b>	<b>55,015</b>	<b>(31,820)</b>	<b>-</b>	<b>40,419</b>
<b>Total Funds</b>	<b>779,409</b>	<b>283,452</b>	<b>(235,933)</b>	<b>-</b>	<b>826,928</b>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2022

#### 12. ANALYSIS OF FUNDS (continued)

The revaluation reserve represented the cumulative effect of revaluation of tangible fixed assets. It is the difference between the net book value of the properties and the cost.

#### **Designated funds**

Development Fund - funds set aside to cover various capital projects planned.

#### **Restricted funds**

Coronavirus Community fund – funds received from Two Ridings Community Foundation for accredited employability courses.

Tackling inequalities fund – funds received from North Yorkshire Sport for sport and wellbeing activities for tenants.

Works for you project fund – funds received from Albert Hunt Trust, Sylvia and Colin Shepherd trust, Charles and Elsie Sykes trust for an employability project. Funds received in year from Garfield Weston Foundation.

NYCC grant – funds received from North Yorkshire County council for organisation development and capacity building.

Co-op local community fund – funds received from the co-op for mental health courses for the community.

Sainsburys Helping everyone eat better – A grant to support Ripon YMCA in educating and providing food support for our tenants and vulnerable young people in Ripon.

The National Lottery Fund – Funds received for provision of a weekly drop in session.

YMCA ERF (TCS) - Capacity building grant to support Ripon YMCA and Ryedale YMCA to move towards trusted Charity Status and develop a package of policy which can be shared across the YMCA federation.

Action for Youth Homelessness – funds received for the funding of a monitoring and communications worker to assist with provision of services for young homeless people in the area.

NYPFCC – funds received from North Yorkshire Police, Fire and Crime Commissioner for a project delivering street-based youth work.

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2022**

**13. OTHER FINANCIAL COMMITMENTS**

At 31 March 2022 the charity had total commitments under non-cancellable operating leases:

	2022	2021
	£	£
Within one year	2,563	2,563
Within two to five years	5,246	7,809
	<hr/>	<hr/>
	7,809	10,372
	<hr/> <hr/>	<hr/> <hr/>

**14. RELATED PARTY TRANSACTIONS**

£4 is owing to Ripon YMCA CIO (2021 : £4)

**15. CONTINGENT LIABILITY**

Over the years the Housing Association has provided grants to help with the improvements to the social housing property. If the properties were to be sold these grants would become repayable. These amount to £311,943.

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

**RIPON YMCA**  
**INCOME AND EXPENDITURE ACCOUNT**  
**YEAR ENDED 31 MARCH 2022**

	2022	2021
	£	£
<b>Turnover</b>		
Lettings (net of housing benefit claims)	188,440	167,141
<b>Other Income</b>		
Room hire	480	64
Fundraising and donations	23,510	26,432
YMCA shop profit share	-	3,924
Car parking	106	194
Other income	15,255	758
Restricted grants – housing	26,240	35,064
Restricted grants – non-housing	28,775	25,922
Coronavirus job retention scheme grant	646	6,061
	283,452	265,560
<b>Operating Costs</b>		
<b>Staff costs</b>		
Salaries	121,057	94,991
Staff pension costs	2,254	1,708
Staff expenses	182	135
Payroll and other costs	4,106	2,709
Agency Staff	6,960	-
	134,559	99,543
<b>Facilities Management</b>		
Property repairs and decoration	21,993	16,541
Equipment and inspection costs	2,189	3,225
Equipment rental	4,366	2,189
Depreciation	11,311	12,473
Council tax	9,399	11,051
Gas and electricity	10,518	9,011
Water rates	2,285	1,867
Contract cleaners	4,057	5,131
Other tenant costs	7,048	7,228
Restricted grants expenditure	10,707	13,749
	83,873	82,465
<b>Administration Costs</b>		
Printing and stationery	116	270
Advertising	352	268
Telephone and IT costs	1,995	3,148
Health and safety	88	-
Event costs	40	-
Sundries	1,954	401
Insurance	4,655	4,557
Bad debts and reserve	-	223
Accountancy fees	2,130	1,640
Other legal and professional	3,866	5,189
	15,196	15,696
<b>Pension fund repayment scheme</b>	2,305	1,193

**Operating costs**

235,933

198,897

**Operating surplus**

47,519

66,663

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION  
(KNOWN AS RIPON YMCA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2022**

Charity Number 250986

## RIPON YMCA

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## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2022

#### REFERENCE AND ADMINISTRATIVE INFORMATION

<b>Charity Number</b>	250986
<b>Registered Address</b>	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
<b>Patron</b>	Jo Ropner LL
<b>Trustees</b>	
President	Bernard Bateman MBE
Chairperson	Sean McKibben
Treasurer	Anthony Pitt (appointed 21 July 21) Nick Bentley (resigned 21 July 21)
Vice Chair	vacant Odette Robson (resigned 21 July 21)
Additional trustees:	Nick Bentley George Dickenson Kari Munro Rebecca Mian Jo Thackwray Stephanie Benson (resigned 17 November 21) Chris Taylor (resigned 27 January 22)
<b>Staff</b>	
Chief Executive	Lucy Gratton
Housing Operations Manager	Paul Matless
Housing Support Workers	Lucy Backhouse
Community and Development Manager	Jayne Shackleton
Senior Youth Worker	Bev Scaife
Finance Administrator	Imogen Moore
Youth Worker	Holly Gadd
<b>Key Management Personnel</b>	Lucy Gratton
<b>Principal Bankers</b>	HSBC plc 34 Westgate, Ripon, North Yorkshire
<b>Independent Examiner</b>	Mr N Clemit ACA, FCCA JWPCreers LLP, Chartered Accountants Genesis 5, Church Lane York, YO10 5DQ

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2022 CONTINUED

The trustees present their report and financial statements for the year ended 31 March 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards, the details are set out further in the basic of preparation and accounting policies on page 11.

#### Objectives

The objects of the Association arise from its acceptance of the Paris Basis 1855 incorporated into the National Statement of the Aims and Purposes of the YMCA in England, adopted at the National Assembly of the English Young Men's Christian Associations in the year 2003, namely:

*"The YMCA is a Christian Movement which seeks 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. It welcomes into its fellowship persons of all religious faiths and of none".*

In accordance with its Christian values the YMCA stands for:

- A worldwide fellowship based on the equal value of all persons
- Respect and freedom for all, tolerance and understanding between people of different opinions
- Active concern for the needs of the community
- United effort by Christians of different traditions

As the expression of its Christian purposes the YMCA aims to:

- Provide a welcome to its members for themselves in a meeting place which is theirs to share where friendships can be made and counsel sought
- Develop activities which stimulate and challenge members in an environment that enables them to take responsibility to find a sense of achievement
- Involve all members in the care and work for others
- Create opportunities for exchanging views so that members can improve their understanding of the world, of themselves and of one another

Accordingly, the objects of the Association are:

- (1) 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.
- (2) To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) To provide short term 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.

#### Housing Association

Ripon YMCA is a Registered Provider of Social Housing and has 19 bedsits that were converted in the 1980's and 90's using grants from the agency now called Homes England. We also redeveloped a 3 bedroom shared house on site which became available for use in 2021. This project was self-funded and currently provides us with additional Supported Accommodation for young people in Ripon.

The trustees have due regard to the Charity Commission's guidance on public benefit, and ensure that the activities of the organisation meet those requirements.

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2022 CONTINUED

#### ACHIEVEMENTS AND PERFORMANCE

The objects of Ripon YMCA are to provide youth and community work within the local area. This is achieved by providing the following quality programme of work in:-

1. Supported housing for primarily young people aged 16-35.
2. Programmed projects to develop life skills and employability.
3. Programmed youth work for young people.

The charity's management team have continued to build on its performance last year to improve its financial base, to support necessary refurbishments, and solidify its position as a meaningful organisation providing supported housing and services for young people in the community.

We have continued to raise funding from Trusts and Foundations for a range of projects. Some were brought forward in to 21/22 given the continued restrictions during the pandemic.

We continue to develop provision and are working towards our 5-year strategic plan the strategic plan identified in 2020:

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society.

#### VALUE FOR MONEY METRICS

This is a requirement of the Housing Association:

	2022	2021	NHF*
<b>Business Health</b>			
Operating Margin (overall) %	17%	25%	24%
Operating Margin (social housing) %	1%	13%	25%
EBITDA MRI - % of interest cover	0%	0%	216%
<b>Development &amp; Capacity</b>			
New Supply – social housing units %	14%	0%	1%
New Supply – non-social housing units %	0%	0%	0%
Gearing %	28%	(27%)	34%
<b>Outcomes</b>			
Reinvestment %	3%	6%	5%
<b>Asset Management</b>			
Return on Capital Employed	6%	8%	3%
<b>Operating Efficiency</b>			
Headline social housing cost per unit	£9,838	£9,539	£3,891

\*figures taken from NHF report 2021

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2022 CONTINUED

#### FINANCIAL REVIEW

The charity has made an overall surplus of £47,519 (2021: £66,663). The surplus was achieved through higher than expected occupancy, successful fundraising and cost management. It also includes project funding received in 20/21 that was delivered in 21/22. Staff costs were higher partly through a decision to invest in our own capacity. The 3 bedroom shared house came online with tenancies being offered from July 21.

#### RESERVES POLICY

The trustees have designated £15,500 to large scale property improvements.  
The trustees have designated £15,000 to finance our complex transition to an Incorporated Organisation and the organisational development involved.

The total charity funds at the year-end were £826,928 (2021: £779,409) which includes the revaluation reserve of £191,340 (2021: £191,340). After removing the remaining fixed assets of £464,952 (2021: £470,676), the designated fund of £30,500 (2021: £30,500) and the restricted grants of £40,419 (2021: £17,224) this leaves free reserves at £99,717 (2021: £69,669).

Following a review the trustees have decided that free reserves should be aiming for a minimum of £110,000 representing six months operating expenses. This is an increase but it's to reflect increase staff costs and general running costs.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Ripon YMCA is registered with the Housing Association (Number LH3651) and is a registered charity (Number 250986).

The charity adopted the model constitution of YMCA as amended 5 October 1981, 6 January 1989, 25 May 1994 and 25 May 2005.

A charitable incorporated organisation (CIO - 1180912) has been registered in November 2018 with the intention to achieve limited liability status, a form that is better suited to the charity's development. Limited activity has been recorded in the new charity as yet. It is intended that, at some point in the future, the charity's assets and liabilities will be transferred to this new organisation.

The trustees have undertaken an assessment and confirmed the charity's compliance with the Governance and Financial Viability Standard.

The charity uses the essential trustee and receives guidance from Community First Yorkshire, NCVO and YMCA E & W for compliance and governance. It has also started to utilise the Trusted Charity Standard.

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of trustees is carried out annually to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk)

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2022 CONTINUED

#### Trustee's responsibilities

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

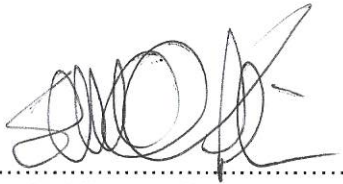
The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

. In preparing the financial statements the trustees are required to:-

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees on 20 July 2022 and signed on their behalf by:



.....  
Sean McKibben - Chair

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

### RIPON YMCA YEAR ENDED 31 MARCH 2022

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2022 which comprise the statement of comprehensive income, statement of changes in funds, statement of financial position, statement of cash flows and relevant notes.

#### **Respective responsibilities of the trustees and reporting accountants**

The trustees of the Registered Social Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

#### **Basis of opinion**

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

#### **Opinion**

In our opinion:

- the accounts for year ended 31 March 2022 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2022 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

  
N Clemit ACA, FCCA  
JWPCreers LLP  
Chartered Accountants  
Genesis 5  
Church Lane  
Heslington  
York  
YO10 5DQ


20 July 2022

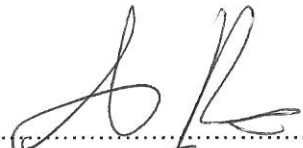
**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2022**

		Unrestricted	Restricted	Total	Total
	Note	2022 £	2022 £	2022 £	2021 £
Turnover		228,437	55,015	283,452	265,560
Operating costs	3	(204,113)	(31,820)	(235,933)	(198,897)
Operating surplus		24,324	23,195	47,519	66,663
Interest receivable and similar income		-	-	-	-
Surplus for the year on ordinary activities		24,324	23,195	47,519	66,663
<b>Total comprehensive income for the year</b>		<b>24,324</b>	<b>23,195</b>	<b>47,519</b>	<b>66,663</b>

The above figures are derived from continuing operations.

Approved by the trustees on 20 July 2022 and signed on their behalf by:

  
 Sean McKibben - Chair

  
 Anthony Pitt - Treasurer

**RIPON YMCA**

**STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31 MARCH 2022**

	<b>Income and Expenditure</b>	<b>Designated Development Fund</b>	<b>Revaluation Reserve</b>	<b>Restricted Funds</b>	<b>Total</b>
	£	£	£	£	£
As at 1 April 2021	540,345	30,500	191,340	17,224	779,409
Transfer	-	-	-	-	-
Total comprehensive income for the period	24,324	-	-	23,195	47,519
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2022	564,669	30,500	191,340	40,419	826,928
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>


-----2021-----


	<b>Income and Expenditure</b>	<b>Designated Development Fund</b>	<b>Revaluation Reserve</b>	<b>Restricted Funds</b>	<b>Total</b>
	£	£	£	£	£
As at 1 April 2020	485,656	30,000	197,090	-	712,746
Transfer	15,777	500	(5,750)	(10,527)	-
Total comprehensive income for the period	38,912	-	-	27,751	66,663
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2021	540,345	30,500	191,340	17,224	779,409
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2022**

	Note	2022 £	2021 £
<b>Tangible fixed assets</b>	6	656,292	662,016
<b>Current assets</b>			
Debtors and prepayments	7	23,895	18,058
Cash at bank and in hand		178,233	173,062
		<u>202,128</u>	<u>191,120</u>
Creditors: Amounts falling due within one year	8	(16,772)	(57,860)
		<u>185,356</u>	<u>133,260</u>
<b>Net current assets</b>			
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(14,720)	(15,867)
		<u>826,928</u>	<u>779,409</u>
<b>Total net assets</b>			
		<u><u>826,928</u></u>	<u><u>779,409</u></u>
 <b>Reserves</b>			
Income and expenditure reserve		564,669	540,345
Designated development fund		30,500	30,500
Revaluation reserve	12	191,340	191,340
Restricted Funds		40,419	17,224
		<u>826,928</u>	<u>779,409</u>
<b>Total reserves</b>		<u><u>826,928</u></u>	<u><u>779,409</u></u>

The financial statements were approved and authorised for issue by the trustees on 20 July 2022 and signed on their behalf by:

  
 Sean McKibben - Chair

  
 Anthony Pitt – Treasurer

The notes on pages Page 11 to Page 18 form part of these accounts.

**RIPON YMCA**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED 31 MARCH 2022**

	Note	2022 £	2021 £
<b>Net cash generated from operating activities</b>	1	<b>10,757</b>	<b>116,411</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(5,586)	(42,085)
Interest received		-	-
		<hr/>	<hr/>
<b>Net cash flow from investing activities</b>		<b>(5,586)</b>	<b>(42,085)</b>
<b>Net change in cash and cash equivalents</b>		<b>5,171</b>	<b>74,326</b>
Cash and cash equivalents at 31 March 2021		173,062	98,736
		<hr/>	<hr/>
Cash and cash equivalents at 31 March 2022		178,233	173,062
		<hr/> <hr/>	<hr/> <hr/>

**Notes to the statement of cash flows**

	2022 £	2021 £
<b>1. Net cash generated from operating activities</b>		
Operating surplus for the year	47,519	66,663
Interest received	-	-
Depreciation	11,311	12,473
Decrease/(increase) in debtors	(5,837)	(8,091)
(Decrease)/increase in creditors	(42,236)	45,366
	<hr/>	<hr/>
<b>Net cash flow from operating activities</b>	<b>10,757</b>	<b>116,411</b>
	<hr/> <hr/>	<hr/> <hr/>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2022

#### 1. ACCOUNTING POLICIES

##### Statutory information

Ripon YMCA is a registered charity in England & Wales and registered with the housing association. The registered address and place of business is 4 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ.

##### Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2018 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

##### 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 for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### Tangible fixed assets and depreciation

Expenditure on fixed assets costing more than £250 is capitalised.

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual evenly over their expected useful lives as follows subject to annual review:

Housing property	2.17%	Straight line
Hall area	2.17%	Straight line
Housing furniture & equipment	25%	Reducing balance
Hall area improvements	10%	Reducing balance
Hall area furniture & equipment	25%	Reducing balance

##### Turnover

All income is included in the statement of comprehensive income when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2022

#### 1. ACCOUNTING POLICIES (continued)

##### **Operating costs**

Expenditure is included in the statement of comprehensive income on an accruals basis.

##### **Pension**

Ripon YMCA 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. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Ripon YMCA.

As described in note 11 Ripon YMCA has a contractual obligation to make pension deficit payments of £2,720 per annum over the period to April 2029, accordingly this is shown as a liability in note 11 to these accounts. In addition, Ripon YMCA is required to contribute £732 per annum to the operating expense of the pension plan and these costs are charged to the statement of comprehensive income as made.

New members auto enrol into the NEST pension scheme. The costs are charged to the statement of comprehensive income as incurred.

##### **Fund accounting**

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

##### **Designated funds**

Designated funds are part of unrestricted funds which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated funds as appropriate.

##### **Restricted funds**

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2022**

<b>2. SOCIAL HOUSING TURNOVER AND COSTS</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Social housing lettings	188,440	164,722
Service charges receivable	2,281	2,419
Revenue grants receivable (JRS)	646	6,061
Restricted grants receivable	26,240	35,064
	<hr/>	<hr/>
Total turnover from social housing lettings	217,607	208,266
Social housing activity expenditure	(216,425)	(181,234)
	<hr/>	<hr/>
Operating surplus from social housing activities	1,182	27,032
	<hr/> <hr/>	<hr/> <hr/>

**3. OPERATING COSTS 2022**

	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>
	<b>2022</b>	<b>2022</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Staff costs	113,446	21,113	134,559
Facilities management	73,166	10,707	83,873
Administration costs	15,196	-	15,196
Pension fund deficit	2,305	-	2,305
	<hr/>	<hr/>	<hr/>
	204,113	31,820	235,933
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Housing expenditure	204,113	12,312	216,425
Non-housing expenditure	-	19,508	19,508
	<hr/>	<hr/>	<hr/>
	204,113	31,820	235,933
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Included in administration costs is the independent examination fee of £2,130 (2021: £1,640).

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2022**

**3. OPERATING COSTS 2021**

	<b>Unrestricted 2021 £</b>	<b>Restricted 2021 £</b>	<b>Total 2021 £</b>
Staff costs	88,117	11,426	99,543
Facilities management	61,804	20,661	82,465
Administration costs	14,548	1,148	15,696
Pension fund deficit	1,193	-	1,193
	<hr/>	<hr/>	<hr/>
	165,662	33,235	198,897
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Housing expenditure	165,662	15,572	181,234
Non-housing expenditure	-	17,663	17,663
	<hr/>	<hr/>	<hr/>
	165,662	33,235	198,897
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Included in administration costs is the independent examination fee of £1,640 (2020: £450).

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2022**

**4. STAFF COSTS**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Wages and salaries	115,570	92,038
Social Security	5,488	2,953
Pension	2,254	1,708
Pension fund deficit	2,305	1,193
Other costs	11,247	2,844
	<hr/>	<hr/>
Total staff costs	136,864	100,736
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees (FTE)	4.35	3.46
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees	7	7
	<hr/> <hr/>	<hr/> <hr/>

There are no employees who received more than £60,000 as their employee package. (2021: no employees)

**5. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION**

The total remuneration for key management personnel amounted to £33,176 (2021: £33,039).

The chief executive is a member of a workplace pension scheme; £766 (2021: £770) in pension contributions were made on behalf of the chief executive.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2022**

**6. TANGIBLE FIXED ASSETS**

	Freehold Land £	Housing property £	Hall Area £	Housing furniture & equipment £	Hall area improve- ments £	Hall area furniture & equip £	Total £
<b>Cost/valuation</b>							
As at 31 March 2021	92,800	470,461	169,067	135,129	4,981	37,634	910,072
Additions	-	3,618	-	1,969	-	-	5,587
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2022	92,800	474,079	169,067	137,098	4,981	37,634	915,659
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Depreciation</b>							
As at 31 March 2021	-	62,243	28,631	116,280	4,389	36,513	248,056
Depreciation charge	-	4,810	956	5,205	59	281	11,311
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2022	-	67,053	29,587	121,485	4,448	36,794	259,367
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Net Book Value</b>							
as at 31 March 2022	92,800	407,026	139,480	15,613	533	840	656,292
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Net Book Value</b>							
as at 31 March 2021	92,800	408,218	140,436	18,849	592	1,121	662,016
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

**7. DEBTORS AND PREPAYMENTS**

	2022 £	2021 £
Gross social housing rent owed	10,754	12,322
Other debtors	13,141	700
Prepayments	-	5,036
	<hr/>	<hr/>
	23,895	18,058
	<hr/>	<hr/>

**8. CREDITORS: AMOUNTS FALLING  
DUE WITHIN ONE YEAR**

	2022 £	2021 £
Trade creditors	4,039	16,354
Other creditors	4	4
Other taxation and social security	491	3,416
Accruals	9,518	6,197
Pension deficit liability	2,720	3,114
Deferred income	-	28,775
	<hr/>	<hr/>
	16,772	57,860
	<hr/>	<hr/>

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2022**

**9. DEFERRED INCOME**

	<b>Under one year</b>	<b>Total 2021</b>
	<b>£</b>	<b>£</b>
At 1 April 2021	28,775	28,775
Additions during the year	-	-
Amounts released to income	(28,775)	(28,775)
	<hr/>	<hr/>
At 31 March 2022	-	-
	<hr/> <hr/>	<hr/> <hr/>

The deferred income relates to grants for future period projects.

<b>10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR</b>		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
Pension deficit liability	note 11	14,720	15,867
		<hr/>	<hr/>

**11. PENSION COMMITMENT**

Ripon YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of Ripon YMCA and at the year-end these were invested in the Mercer Dynamic De-risking Solution, 63% matching portfolio and 37% in the growth portfolio and Schroder (property units only).

The most recent completed three year valuation was at April 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% pa), 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 year 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. This 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 £39 million. Ripon YMCA has been advised that it will need to make monthly contributions of £223.64 from 1 May 2022. The 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. Agreed future deficit contributions have been discounted using a rate of 3% (2021:3%) The current recovery period is 7 years commencing 1 May 2022.

**RIPON YMCA**

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2022**

**11. PENSION COMMITMENT (continued)**

	Within one year	One to Two years	Two to Five years	After Five years	Total After more than one year	Total 2021
	£	£	£	£	£	£
As at 31 March 2022	2,720	2,606	7,370	4,744	14,720	17,440
As at 31 March 2021	3,114	3,121	9,364	3,382	15,867	18,981

In addition, Ripon 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 Ripon YMCA may be called upon to pay in the future.

**12. ANALYSIS OF FUNDS**

	Balance b/fwd 1 April 2021	Income	Expenditure	Transfers	Balance c/fwd 31 March 2022
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	540,345	228,437	(204,113)	-	564,669
Revaluation Reserve	191,340	-	-	-	191,340
Designated Funds:					
Development Fund	30,500	-	-	-	30,500
<b>Total Unrestricted Funds</b>	<b>762,185</b>	<b>228,437</b>	<b>(204,113)</b>	<b>-</b>	<b>786,509</b>
<b>Restricted Funds</b>					
Coronavirus Community fund	6,436	-	(2,966)	-	3,470
Tackling inequalities fund	2,815	-	(296)	-	2,519
Works for you project fund	6,500	10,000	-	-	16,500
NYCC grant fund	1,100	-	(1,100)	-	-
Co-op local community fund	373	-	-	-	373
Sainsburys neighbourly grant	-	5,000	(573)	-	4,427
The National Lottery Fund	-	9,945	(5,427)	-	4,518
YMCA ERF (TCS)	-	5,000	(1,137)	-	3,863
Action for Youth Homelessness	-	6,240	(6,240)	-	-
NYPFCC	-	18,830	(14,081)	-	4,749
<b>Total Restricted Funds</b>	<b>17,224</b>	<b>55,015</b>	<b>(31,820)</b>	<b>-</b>	<b>40,419</b>
<b>Total Funds</b>	<b>779,409</b>	<b>283,452</b>	<b>(235,933)</b>	<b>-</b>	<b>826,928</b>

## RIPON YMCA

### NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2022

#### 12. ANALYSIS OF FUNDS (continued)

The revaluation reserve represented the cumulative effect of revaluation of tangible fixed assets. It is the difference between the net book value of the properties and the cost.

#### **Designated funds**

Development Fund - funds set aside to cover various capital projects planned.

#### **Restricted funds**

Coronavirus Community fund – funds received from Two Ridings Community Foundation for accredited employability courses.

Tackling inequalities fund – funds received from North Yorkshire Sport for sport and wellbeing activities for tenants.

Works for you project fund – funds received from Albert Hunt Trust, Sylvia and Colin Shepherd trust, Charles and Elsie Sykes trust for an employability project. Funds received in year from Garfield Weston Foundation.

NYCC grant – funds received from North Yorkshire County council for organisation development and capacity building.

Co-op local community fund – funds received from the co-op for mental health courses for the community.

Sainsburys Helping everyone eat better – A grant to support Ripon YMCA in educating and providing food support for our tenants and vulnerable young people in Ripon.

The National Lottery Fund – Funds received for provision of a weekly drop in session.

YMCA ERF (TCS) - Capacity building grant to support Ripon YMCA and Ryedale YMCA to move towards trusted Charity Status and develop a package of policy which can be shared across the YMCA federation.

Action for Youth Homelessness – funds received for the funding of a monitoring and communications worker to assist with provision of services for young homeless people in the area.

NYPFCC – funds received from North Yorkshire Police, Fire and Crime Commissioner for a project delivering street-based youth work.

**RIPON YMCA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2022**

**13. OTHER FINANCIAL COMMITMENTS**

At 31 March 2022 the charity had total commitments under non-cancellable operating leases:

	2022	2021
	£	£
Within one year	2,563	2,563
Within two to five years	5,246	7,809
	<hr/>	<hr/>
	7,809	10,372
	<hr/> <hr/>	<hr/> <hr/>

**14. RELATED PARTY TRANSACTIONS**

£4 is owing to Ripon YMCA CIO (2021 : £4)

**15. CONTINGENT LIABILITY**

Over the years the Housing Association has provided grants to help with the improvements to the social housing property. If the properties were to be sold these grants would become repayable. These amount to £311,943.

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

**RIPON YMCA**  
**INCOME AND EXPENDITURE ACCOUNT**  
**YEAR ENDED 31 MARCH 2022**

	2022	2021
	£	£
<b>Turnover</b>		
Lettings (net of housing benefit claims)	188,440	167,141
<b>Other Income</b>		
Room hire	480	64
Fundraising and donations	23,510	26,432
YMCA shop profit share	-	3,924
Car parking	106	194
Other income	15,255	758
Restricted grants – housing	26,240	35,064
Restricted grants – non-housing	28,775	25,922
Coronavirus job retention scheme grant	646	6,061
	<hr/>	<hr/>
	283,452	265,560
<b>Operating Costs</b>		
<b>Staff costs</b>		
Salaries	121,057	94,991
Staff pension costs	2,254	1,708
Staff expenses	182	135
Payroll and other costs	4,106	2,709
Agency Staff	6,960	-
	<hr/>	<hr/>
	134,559	99,543
<b>Facilities Management</b>		
Property repairs and decoration	21,993	16,541
Equipment and inspection costs	2,189	3,225
Equipment rental	4,366	2,189
Depreciation	11,311	12,473
Council tax	9,399	11,051
Gas and electricity	10,518	9,011
Water rates	2,285	1,867
Contract cleaners	4,057	5,131
Other tenant costs	7,048	7,228
Restricted grants expenditure	10,707	13,749
	<hr/>	<hr/>
	83,873	82,465
<b>Administration Costs</b>		
Printing and stationery	116	270
Advertising	352	268
Telephone and IT costs	1,995	3,148
Health and safety	88	-
Event costs	40	-
Sundries	1,954	401
Insurance	4,655	4,557
Bad debts and reserve	-	223
Accountancy fees	2,130	1,640
Other legal and professional	3,866	5,189
	<hr/>	<hr/>
	15,196	15,696
<b>Pension fund repayment scheme</b>	2,305	1,193

**Operating costs**

235,933

198,897

**Operating surplus**

47,519

66,663

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION**

England & Wales - Charity number 250986

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# Accounts

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# Annual Report 2020-2021



**YMCA Ripon**

5 Water Skellgate,

Ripon

North Yorkshire

HG4 1BQ

**Registered Charity 250986**

**Registered Housing Association LH 3651**

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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.

SUPPORT & ADVICE

ACCOMMODATION

FAMILY WORK

HEALTH & WELLBEING

TRAINING & EDUCATION

Ripon YMCA is an Unincorporated Charity. We also have a dormant Incorporated Organisation called YMCA Ripon CIO.

Both have the following members and advisers and uses external bankers and auditors:

Patron	Joanne Ropner LL
President	Bernard Bateman MBE
Chair	Sean McKibben
Vice Chair	Odette Robson
Treasurer	Nick Bentley
Board Members	Chris Taylor
	Kari Munro
	Stef Benson
	Jo Thackwray
	George Dickenson
	Rebecca Mian
	Antony Pitt – Co-opted 24 <sup>th</sup> of March 21.

Staff:	Lucy Gratton
	Emma Martin
	Melanie Whiteside
	Emma Taylforth
	Bev Skaife
	Imogen Moore
	Stephen Mossop
	Joanne Riedy

Bankers:	HSBC, 34 Westgate, Ripon, North Yorkshire
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Auditors:	JWP Creers LLP, Chartered Accountants, Genesis 5, Church Lane York, YO10 5DQ
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The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of Trustees is carried out every few years to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk). Our constitution allows for Board members to be co-opted within the governance year.

We are undertaking the self-assessment for the Trusted Charity Status, and continuing to grow, develop and learn.

# Our Organisation

In 2020 we undertook a full strategic review of Ripon YMCA.

Coronavirus lockdowns provided a perfect opportunity to pause, review and develop our thinking for the future.

## **We created the following Vision, Values and Strategic Objectives:**

### **Our vision**

Ripon is a place where all young people can live safely, securely and independently, fulfilling their potential, and being valued members of the community.

### **Our mission**

To remove young people from homelessness through the provision of accommodation, and address issues that prevent young people from achieving their potential, such as poor mental health, family breakdown, lack of opportunities and aspirations.

### **Our values**

**We Seek Out;** We are excited about creating working partnerships and connecting with the local community

**We Welcome;** We offer all young people the space they need to feel safe, respected, heard and valued

**We Inspire;** We inspire tenants, young people, partners and stakeholders by having a passionate and professional approach to what we do

**We Speak Out;** We advocate on behalf of our tenants and young people

**We Serve;** We are dedicated to serving young people

### **Our Strategic Goals**

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society and community.

# YMCA RIPON

## Mission

To remove young people from homelessness through the provision of accommodation, and address issues that prevent young people from achieving their potential, such as poor mental health, family breakdown, lack of opportunities and aspirations.

## Vision

Ripon is a place where all young people can live safely, securely and independently, fulfilling their potential, and being valued members of the community.

## Ethos & Values

**We seek out**

We are excited about creating working partnerships and connecting with the local community.

**We welcome**

We offer all young people the space they need to feel safe, respected, heard and valued.

**We inspire**

We inspire Tenants, young people, partners and stakeholders by having a passionate and professional approach to what we do.

**We speak out**

We advocate on behalf of our tenants and young people.

**We serve others**

We are dedicated to serving young people.

## Our Strategic Goals

- ▶ To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
- ▶ To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
- ▶ To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
- ▶ Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society.

## How do we know we are achieving our goals?

Activities	Outputs	Outcomes	Impact	Indicators
Provision of accommodation	Occupancy	Fewer young people are homeless	Reduced homelessness	Improved room occupancy
Tenants/ Personalised Support Programme	Engagement in support	Young people are better equipped to manage their lives well	Increased financial independence	Increase in positive move on
Contribution to youth work and support for young people in Ripon	Move on rates	Young people are safe and healthy	Better mental health	Increased number of young people who achieve own tenancy
Community Partners Programme	Attendance in education	People and Communities are more aware of youth homelessness and issues affecting young people	Increased employability	Improved confidence reported in young people
	EET options		Increased awareness of homelessness issues	Improvement engagement with employment, education, and training opportunities
	Sessions of youth work			Improved scores on our wellbeing scales
	Community partners			Improvement in attitudes of the local community
	Donations and community engagement			
	Volunteers			

## Sean McKibben - Chairpersons Report

It has been a year like no other as a global pandemic has disrupted lives and exacted a terrible toll in lives lost. Its impact has been profound in so many areas of life and, while young people have not borne the brunt of the awful illness and death, they have been hard-hit by the consequences of the battle to limit the spread of the virus. Their lives have been significantly impacted and opportunities to work, learn and enjoy a social life have been severely curtailed, with inevitable consequences for mental health and wellbeing. The staff team at Ripon YMCA have responded magnificently to these difficult circumstances, ensuring that the young people living here have received the support they needed while keeping everyone, staff and residents, safe. The response has demonstrated the resilience of both the young people that Ripon YMCA supports, and also of Ripon YMCA, its staff and processes. The coming year will need to see a focus on helping young people to rebuild their lives and Ripon YMCA is well-placed to do this, having secured funding for a number of Covid recovery initiatives.

Despite the unprecedented situation we have found ourselves in, the past year has seen Ripon YMCA continue to grow, develop and embrace new opportunities. Working with the Board of Trustees, Lucy has revisited and revitalised Ripon YMCA's core purpose and strategy. As well as continuing to provide much-needed accommodation for young people, there are some new strategic priorities that will enable Ripon YMCA to increase its reach and influence beyond supporting the young people living on site. Funding has been secured by Lucy and her team to develop these new opportunities, including delivering mental health awareness training and other initiatives to make a difference to the lives of young people in the Ripon area.

Despite the impact of the pandemic, Ripon YMCA has increased the housing it has to offer with the recent opening of No.4. When I first visited to have a look around, No.4 was a derelict eyesore across the courtyard from the office. Since then, the building has been refurbished to a very high standard and is soon to become home to its first residents. The fact that this renovation was delivered in such a well-planned and cost-effective way speaks volumes about the quality of management and delivery within the staff team, as well as being a testament to the sound financial position and good governance of the organisation.

As well as an excellent staff team, Ripon YMCA also has a skilled and committed board of trustees, bolstered over the last year by two new faces, Rebecca and Anthony, both bringing valuable skills and experience to the Board. Other longer-standing trustees remain, with specific thanks to Nick who has been an excellent treasurer and, while handing those reins over to Anthony, is remaining on the Board. Huge thanks also to Odette, who made taking over from her as Chair very easy with her support and advice as Vice-Chair. Odette has now decided to take a well-earned break from trustee duties, so thanks again to her for her hard-work and inspiration that has helped Ripon YMCA get to where it is today.

Despite the turmoil that we have seen since the last annual report, Ripon YMCA is in a good place. It has a well thought-through strategy, backed up by strong operational plans, robust finances and an excellent staff team. The coming year will see Ripon YMCA continue to make a real difference to the lives of young people, giving them not only a roof over their head but support to help them to move on to the next stage of their lives.

## Overview of services and activity

Ripon YMCA continues to thrive with a range of developments and opportunities arising from the Coronavirus crisis.

20/21 was a challenging year. We saw a number of staff move on, but this provided new opportunities and in November 20 we welcomed Joanne Reidy to the team as our first Housing Operations Manager.

Following the closure of our Community Hall in March 2020 it became apparent that efforts to reopen it for hire distracted from our main aim of supporting our tenants and young people in Ripon. The hall was used throughout 20/21 to provide space for staff to meet tenants face to face whilst social distancing.

Inline with our new Strategic Goals we will respond to each individually in this report to demonstrate our progress and plans.

**Goal:** To provide good quality, safe and secure accommodation in Ripon, helping to ensure housing needs of young people are appropriately met.

### **Progress and activity:**

In 2020/2021 we:

- Provided Supported Housing to 27 young people
- Supported 16 young people in the 4 months of the first Coronavirus Lockdown in challenging circumstances
- Developed policy, procedure and working practices to try and meet the needs of our tenants within our vulnerable setting
- Maintained an average of 83% occupancy
- Completed the refurbishment of No4. To increase our capacity by 3 rooms in a shared house.
- Engaged with surveys, experts and architects to explore the development of the Ripon YMCA site.
- Managed and learned from an increase in tenant incidents and challenging behaviour during the Coronavirus lockdown periods.
- Negotiated an increase in Supported Housing rent via Housing Benefit

**Goal:** To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.

### **Progress and activity:**

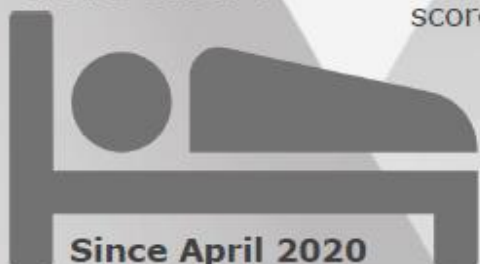
In 2020/2021 we:

- Provided regular keywork sessions with tenants at the YMCA or online when required.
- Developed resources and welfare packs to support tenants whilst in lockdown.
- Provided onsite support from staff throughout the lockdown period.

- Developed information and provided meals packs for those isolating or in need of additional food support.
- Managed an increase of self harm, poor mental health, incidents and challenges faced at the YMCA during the difficult year.
- Developed a range of tools and recording mechanisms to ensure our tenants receive personalised support.
- Developed the community hall in to a space to meet safety with tenants.
- Managed Covid and had only 1 case at the YMCA, and a handful of isolations. All staff and tenants were double jabbed as a priority.
- Ongoing development of information records, monitoring and outcome assessment.

**The following page has a visual report about our Supported Housing Activity in 20/21.**

**Do you feel safe at the YMCA?** Overall tenants gave a score of 3.23 out of 4



**Since April 2020** 28% of our tenants mental health deteriorated due to the pandemic.

**Are you comfortable?** Overall tenants gave a score of 3.37 out of 4

**When tenants moved in 42%** of them had a mental health issue, with 40% of those having a severe mental health issue.

**Covid 19 Impact** During the first Covid 19 Lockdown we have 16 young people living at the YMCA. The 4 who had jobs lost them quickly.

All those young people stayed with us until late summer 2020 when we saw more opportunities available and housing regulation relax.

**“My room is my independence. First time in a long time I feel safe and at ease”**



Between April 2020 and March 2021 we had 27 tenants staying at the YMCA



**YMCA RIPON**

**2020/2021**

**What is the best thing about the YMCA?**

- My support worker
- Its close to town and the people are nice
- The freedom, staff and meeting new people
- There is always lots of support
- They supported me through Covid when I lost my job.

We saw **8 tenants** move on from the YMCA this year. 4 male and 4 female. 6 were under 24.

Our average stay increased due to the lack of move on opportunities during lockdown with 2 tenants being with us over 2 years and the rest between 12 and 18 months.

**Goal:** To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.

**Progress and activity:**

In 2020/2021 we:

- Were successful in applying for funding to develop youth work provision and have worked on the street on a weekly basis since October 2020.
- We have developed youth work partnerships and have engaged with the NYCC collective called Streets Ahead which is a professional partnership developing street based youth work to reduce hidden vulnerability and harm.
- We now lead Ripon Youth Work Partnership which started in 2021 following an increase in anti social behaviour in Ripon. The partnership[ is growing and through working together we are able to develop, promote and provide joined up Youth Work for our young people.
- We successfully received funding to develop accredited learning provision for employability. We have worked with the Princes Trust to become an accredited centre to deliver their Achieve Awards and continue to develop this provision.
- We successfully fundraised for a project called Works For You which extends our employability work with business engagement and employability provision.
- The Red Triangle Drama group has moved online during the Covid period, however we have plans to bring it back to the YMCA and to celebrate the online community that formed during lockdown.

**Goal:** Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society and community.

**Progress and activity:**

In 2020/2021 we:

- Were successful in applying for funding to develop youth work provision and develop partnerships to raise awareness of the YMCA in Ripon.
- We worked with YMCA England and Wales to secure some funding to work alongside Ryedale YMCA to improve our quality and capacity to engage in the national federation.
- We have worked with Picture News to create a Sleep Easy resource for schools that will build awareness of homelessness issues amongst primary and secondary aged pupils and provide a platform for fundraising.
- We have continued to provide a range of community fundraising activity to support our work and build awareness of the challenges faced during Covid lockdown.
- We continue to develop our partnerships and reputation amongst funders and local organisation to ensure we are involved and included in future plans and developments. We have become the lead organisation for youth activity in Ripon.

**Lucy Gratton**  
**CEO / General Secretary**

# Treasurers Report

The charities finances continued to improve in 20/21 with total funds increasing by £64,442 to £711,189 (this figure is made up of our cash, property value and assets).

This arose mainly from:

- successful applications for specific project funding
- continued generosity from the public through donations
- better than expected room occupancy

Costs increased, primarily in payroll, reflecting increased hours required undertaking new projects.

Cash reserves were maintained above the trustees' £70,000 reserve, representing 6 months costs. The refurbishment of No 4 Water Skellgate was virtually completed by 31<sup>st</sup> March 2021. It expected that the final cost of this refurbishment will be approximately £130,000, financed wholly from the charity's own resources.

Overall, despite the uncertainties arising from the COVID pandemic, the underlying financial position continues to be strong providing a good platform for the future.

**Nick Bentley**  
**Treasurer**

**The next pages to contain the following:**

- **Statement of Income and Expenditure**
- **Balance sheet**

**RIPON YMCA**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2021**

	Note	Unrestricted 2021 £	Restricted 2021 £	Total 2021 £	Total 2020 £
Turnover		204,574	60,986	265,560	188,349
Operating costs	3	(165,662)	(33,235)	(198,897)	(150,471)
Operating surplus		38,912	27,751	66,663	37,878
Interest receivable and similar income		-	-	-	-
Surplus for the year on ordinary activities		38,912	27,751	66,663	37,878
<b>Total comprehensive income for the year</b>		<b>38,912</b>	<b>27,751</b>	<b>66,663</b>	<b>37,878</b>

The above figures are derived from continuing operations.

Approved by the trustees on 21 July 2021 and signed on their behalf by:



Sean McKibben - Chair



Nick Bentley - Treasurer

**RIPON YMCA**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 MARCH 2021**

	Note	2021 £	2020 £
<b>Tangible fixed assets</b>	6	662,016	632,404
<b>Current assets</b>			
Debtors and prepayments	7	18,058	9,963
Cash at bank and in hand		173,062	98,736
		<hr/>	<hr/>
		191,120	108,699
Creditors: Amounts falling due within one year	8	(57,860)	(9,928)
		<hr/>	<hr/>
<b>Net current assets</b>		133,260	98,771
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(15,867)	(18,429)
		<hr/>	<hr/>
<b>Total net assets</b>		779,409	712,746
		<hr/> <hr/>	<hr/> <hr/>
<b>Reserves</b>			
Income and expenditure reserve		540,345	485,656
Designated development fund		30,500	30,000
Revaluation reserve	12	191,340	197,090
Restricted Funds		17,224	-
		<hr/>	<hr/>
<b>Total reserves</b>		779,409	712,746
		<hr/> <hr/>	<hr/> <hr/>

The financial statements were approved and authorised for issue by the trustees on 21 July 2021 and signed on their behalf by:



.....  
Mrs Sean McKibben - Chair



.....  
Mr Nick Bentley – Treasurer

The notes on pages Page 11 to Page 18 form part of these accounts.



**COURSES FOR 16-25 YEAR OLDS**

- \*GAIN A QUALIFICATION WITH US
- \*DEVELOP EMPLOYABILITY SKILLS
- \*WORK ON YOUR PERSONAL DEVELOPMENT

CONTACT:  
[LUCY@RIPONYMCA.ORG](mailto:LUCY@RIPONYMCA.ORG)  
[WWW.RIPONYMCA.ORG](http://WWW.RIPONYMCA.ORG)  
 FB: RIPONYMCA  
 TWITTER: @RIPONYMCA



**DURING MARCH 2021**

**RUN/WALK 5K**  
**DONATE £5**  
**NOMINATE 5 FRIENDS**

**#RIPONYMCA5K**

To Donate:  
[www.justgiving.com/ripon-ymca](http://www.justgiving.com/ripon-ymca)  
 Text RIPONYMCA to 70085 to give £5

**RIPON THROUGH YOUR EYES**

7-9pm  
 Thursday Evenings  
 Location on the YMCA Facebook page

Photography Project: mapping the city of Ripon through the eyes of the youth (just a camera phone needed to take part)



**FRIDAY NIGHT IN QUIZ**

**MAY 15 8PM VIA ZOOM**

**IN AID OF YMCA RIPON**

4 rounds, fun games, have a good laugh and raising much needed funds.

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION  
(KNOWN AS RIPON YMCA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2021**

Charity Number 250986

## RIPON YMCA

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## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2021

#### REFERENCE AND ADMINISTRATIVE INFORMATION

<b>Charity Number</b>	250986
<b>Registered Address</b>	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
<b>Patron</b>	Jo Ropner LL
<b>Trustees</b>	
President	Bernard Bateman MBE
Chairperson	Sean McKibben Odette Robson (resigned as Chair 3 June 20)
Treasurer	Nick Bentley
Vice Chair	Odette Robson Kari Munro (resigned as Vice Chair 3 June 20)
Additional trustees:	Kari Munro Stephanie Benson George Dickenson Chris Taylor Jo Thackwray Rebecca Mian (appointed 29 April 20) Anthony Pitt (appointed 24 March 21)
<b>Staff</b>	
Chief Executive	Lucy Gratton
Facility Manager	Joanne Reidy
Housing Support Workers	Keely Smith Emma Taylforth
Senior Youth Worker	Bev Scaife
Finance Administrator	Imogen Moore
Facilities Worker	Stephen Mossop
Youth Worker	Holly Gadd
<b>Key Management Personnel</b>	Lucy Gratton
<b>Principal Bankers</b>	HSBC plc 34 Westgate, Ripon, North Yorkshire
<b>Independent Examiner</b>	Mr N Clemit ACA, FCCA JWPCreers LLP, Chartered Accountants Genesis 5, Church Lane York, YO10 5DQ

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2021 CONTINUED

The trustees present their report and financial statements for the year ended 31 March 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards, the details are set out further in the basic of preparation and accounting policies on page 11.

#### Objectives

The objects of the Association arise from its acceptance of the Paris Basis 1855 incorporated into the National Statement of the Aims and Purposes of the YMCA in England, adopted at the National Assembly of the English Young Men's Christian Associations in the year 2003, namely:

*"The YMCA is a Christian Movement which seeks 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. It welcomes into its fellowship persons of all religious faiths and of none".*

In accordance with its Christian values the YMCA stands for:

- A worldwide fellowship based on the equal value of all persons
- Respect and freedom for all, tolerance and understanding between people of different opinions
- Active concern for the needs of the community
- United effort by Christians of different traditions

As the expression of its Christian purposes the YMCA aims to:

- Provide a welcome to its members for themselves in a meeting place which is theirs to share where friendships can be made and counsel sought
- Develop activities which stimulate and challenge members in an environment that enables them to take responsibility to find a sense of achievement
- Involve all members in the care and work for others
- Create opportunities for exchanging views so that members can improve their understanding of the world, of themselves and of one another

Accordingly, the objects of the Association are:

- (1) 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.
- (2) To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) To provide short term 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.

#### Housing Association

This consists of two dwellings containing nineteen secure bedsits.

The trustees have due regard to the Charity Commission's guidance on public benefit, and ensure that the activities of the organisation meet those requirements.

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2021 CONTINUED

#### ACHIEVEMENTS AND PERFORMANCE

The objects of Ripon YMCA are to provide youth and community work within the local area. This is achieved by providing the following quality programme of work in:-

1. Supported housing for primarily young people aged 16-35.
2. Programmed projects to develop life skills and employability.
3. Programmed youth work for young people.

The charity's management team have continued to build on its performance last year to improve its financial base, to support necessary refurbishments, and solidify its position as a meaningful organisation providing supported housing and services for young people in the community.

During the year the charity were able to access a range of grants and funding from Trusts and Foundations. Whilst these were increasingly accessible during the Coronavirus Pandemic, they will form a key part of the work, and income into the future.

During the year the charity developed a 5-year strategic plan the strategic goals identified are:

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society

#### VALUE FOR MONEY METRICS

This is a requirement of the Housing Association:

	2021	2020	NHF*
<b>Business Health</b>			
Operating Margin (overall) %	25%	20%	22%
Operating Margin (social housing) %	13%	1%	24%
EBITDA MRI - % of interest cover	0%	0%	196%
<b>Development &amp; Capacity</b>			
New Supply – social housing units %	0%	0%	1%
New Supply – non-social housing units %	0%	0%	0%
Gearing %	(27%)	(16%)	34%
<b>Outcomes</b>			
Reinvestment %	6%	16%	6%
<b>Asset Management</b>			
Return on Capital Employed	8%	5%	3%
<b>Operating Efficiency</b>			
Headline social housing cost per unit	£9,539	£7,920	£4,023

\*figures taken from NHF report 2020

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2021 CONTINUED

#### FINANCIAL REVIEW

The charity has made an overall surplus of £66,663 (2020: £37,878). The surplus was achieved through higher than expected occupancy, successful fundraising and cost management. It also includes project funding received in 20/21 that will continue to be delivered in 21/22. Staff costs were higher partly through a decision to invest in our own capacity. Work continued during the year on the refurbishment of the house at 4 Water Skellgate which is being developed for additional onsite accommodation.

#### RESERVES POLICY

The trustees have designated £15,500 to large scale property improvements.  
The trustees have designated £15,000 to finance our complex transition to an Incorporated Organisation and the organisational development involved.

The total charity funds at the year-end were £779,409 (2020: £712,746) which includes the revaluation reserve of £191,340 (2020: £197,090). After removing the remaining fixed assets of £470,676 (2020: £435,314), the designated fund of £30,500 (2020: £30,000) and the restricted grants of £17,224 (2020: £nil) this leaves free reserves at £69,669 (2020: £50,342).

The trustees have decided that free reserves should be maintained at a minimum of £70,000 representing six months operating expenses.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Ripon YMCA is registered with the Housing Association (Number LH3651) and is a registered charity (Number 250986).

The charity adopted the model constitution of YMCA as amended 5 October 1981, 6 January 1989, 25 May 1994 and 25 May 2005.

A charitable incorporated organisation (CIO - 1180912) has been registered in November 2018 with the intention to achieve limited liability status, a form that is better suited to the charity's development. Limited activity has been recorded in the new charity as yet. It is intended that, at some point in the future, the charity's assets and liabilities will be transferred to this new organisation.

The trustees have undertaken an assessment and confirmed the charity's compliance with the Governance and Financial Viability Standard.

The charity uses the essential trustee and receives guidance from Community First Yorkshire, NCVO and YMCA E & W for compliance and governance. It has also started to utilise the Trusted Charity Standard.

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of trustees is carried out annually to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk)

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2021 CONTINUED

#### Trustee's responsibilities

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

. In preparing the financial statements the trustees are required to:-

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees on 21 July 2021 and signed on their behalf by:



.....  
Sean McKibben - Chair

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

### RIPON YMCA YEAR ENDED 31 MARCH 2021

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2021 which comprise the statement of comprehensive income, statement of changes in funds, statement of financial position, statement of cash flows and relevant notes.

#### **Respective responsibilities of the trustees and reporting accountants**

The trustees of the Registered Social Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.


#### **Basis of opinion**

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

#### **Opinion**

In our opinion:

- the accounts for year ended 31 March 2021 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2021 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

  
N. Clemmit ACA, FCCA  
JWPCreers LLP  
Chartered Accountants  
Genesis 5  
Church Lane  
Heslington  
York  
YO10 5DQ

15 September 2021

RIPON YMCA

STATEMENT OF COMPREHENSIVE INCOME  
YEAR ENDED 31 MARCH 2021

		Unrestricted	Restricted	Total	Total
	Note	2021	2021	2021	2020
		£	£	£	£
Turnover		204,574	60,986	265,560	188,349
Operating costs	3	(165,662)	(33,235)	(198,897)	(150,471)
Operating surplus		38,912	27,751	66,663	37,878
Interest receivable and similar income		-	-	-	-
Surplus for the year on ordinary activities		38,912	27,751	66,663	37,878
<b>Total comprehensive income for the year</b>		<b>38,912</b>	<b>27,751</b>	<b>66,663</b>	<b>37,878</b>

The above figures are derived from continuing operations.

Approved by the trustees on 21 July 2021 and signed on their behalf by:



Sean McKibben - Chair



Nick Bentley - Treasurer

**RIPON YMCA**

**STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31 MARCH 2021**

	Income and Expenditure	Designated Development Fund	Revaluation Reserve	Restricted Funds	Total
	£	£	£	£	£
As at 1 April 2020	485,656	30,000	197,090	-	712,746
Transfer	15,777	500	(5,750)	(10,527)	-
Total comprehensive income for the period	38,912	-	-	27,751	66,663
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2021	540,345	30,500	191,340	17,224	779,409
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

-----2020-----

	Income and Expenditure	Designated Development Fund	Revaluation Reserve	Total
	£	£	£	£
As at 1 April 2019		472,800	-	674,868
Transfer		(25,022)	30,000	-
Total comprehensive income for the period		37,878	-	37,878
		<hr/>	<hr/>	<hr/>
As at 31 March 2020		485,656	197,090	712,746
		<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

RIPON YMCA

STATEMENT OF FINANCIAL POSITION  
YEAR ENDED 31 MARCH 2021

	Note	2021 £	2020 £
<b>Tangible fixed assets</b>	6	662,016	632,404
<b>Current assets</b>			
Debtors and prepayments	7	18,058	9,963
Cash at bank and in hand		173,062	98,736
		191,120	108,699
Creditors: Amounts falling due within one year	8	(57,860)	(9,928)
<b>Net current assets</b>		133,260	98,771
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(15,867)	(18,429)
<b>Total net assets</b>		779,409	712,746
<b>Reserves</b>			
Income and expenditure reserve		540,345	485,656
Designated development fund		30,500	30,000
Revaluation reserve	12	191,340	197,090
Restricted Funds		17,224	-
<b>Total reserves</b>		779,409	712,746

The financial statements were approved and authorised for issue by the trustees on 21 July 2021 and signed on their behalf by:



Mrs Sean McKibben - Chair



Mr Nick Bentley – Treasurer

The notes on pages Page 11 to Page 18 form part of these accounts.

**RIPON YMCA**

**STATEMENT OF CASH FLOWS  
YEAR ENDED 31 MARCH 2021**

	Note	2021 £	2020 £
<b>Net cash generated from operating activities</b>	1	<b>116,411</b>	<b>46,713</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(42,085)	(106,128)
Interest received		-	-
		<hr/>	<hr/>
<b>Net cash flow from investing activities</b>		<b>(42,085)</b>	<b>(106,128)</b>
<b>Net change in cash and cash equivalents</b>		<b>74,326</b>	<b>(59,415)</b>
Cash and cash equivalents at 31 March 2020		98,736	158,151
		<hr/>	<hr/>
Cash and cash equivalents at 31 March 2021		173,062	98,736
		<hr/> <hr/>	<hr/> <hr/>

**Notes to the statement of cash flows**

	2021 £	2020 £
<b>1. Net cash generated from operating activities</b>		
Operating surplus for the year	66,663	37,878
Interest received	-	-
Depreciation	12,473	11,744
Decrease/(increase) in debtors	(8,091)	4,078
(Decrease)/increase in creditors	45,366	(6,987)
	<hr/>	<hr/>
<b>Net cash flow from operating activities</b>	<b>116,411</b>	<b>46,713</b>
	<hr/> <hr/>	<hr/> <hr/>

## RIPON YMCA

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

#### 1. ACCOUNTING POLICIES

##### Statutory information

Ripon YMCA is a registered charity in England & Wales and registered with the housing association. The registered address and place of business is 4 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ.

##### Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2018 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

##### Going concern

Since 31 March 2020, the consequences of the covid-19 pandemic have impacted the charity's income; however, the majority of facilities remain open and it is expected that, at the present time, the effect on operations will be minimal.

##### Tangible fixed assets and depreciation

Expenditure on fixed assets costing more than £250 is capitalised.

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual evenly over their expected useful lives as follows subject to annual review:

Housing property	2.17%	Straight line
Hall area	2.17%	Straight line
Housing furniture & equipment	25%	Reducing balance
Hall area improvements	10%	Reducing balance
Hall area furniture & equipment	25%	Reducing balance

##### Turnover

All income is included in the statement of comprehensive income when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

## RIPON YMCA

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

#### 1. ACCOUNTING POLICIES (continued)

##### **Operating costs**

Expenditure is included in the statement of comprehensive income on an accruals basis.

##### **Pension**

Ripon YMCA 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. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Ripon YMCA.

As described in note 11 Ripon YMCA has a contractual obligation to make pension deficit payments of £3,023 per annum over the period to April 2027, accordingly this is shown as a liability in note 11 to these accounts. In addition, Ripon YMCA is required to contribute £660 per annum to the operating expense of the pension plan and these costs are charged to the statement of comprehensive income as made.

New members auto enrol into the NEST pension scheme. The costs are charged to the statement of comprehensive income as incurred.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. Restricted funds are reserved for specific projects as dictated by the funder.

##### **Designated funds**

Designated funds are part of unrestricted funds which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated funds as appropriate.

##### **Restricted funds**

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

**RIPON YMCA**

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

<b>2. SOCIAL HOUSING TURNOVER AND COSTS</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Social housing lettings	164,722	150,606
Service charges receivable	2,419	2,001
Revenue grants receivable (JRS)	6,061	-
Restricted grants receivable	35,064	-
	<hr/>	<hr/>
Total turnover from social housing lettings	208,266	152,607
Social housing activity expenditure	(181,234)	(150,471)
	<hr/>	<hr/>
Operating surplus from social housing activities	27,032	2,136
	<hr/> <hr/>	<hr/> <hr/>

**3. OPERATING COSTS**

	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>	<b>Unrestricted &amp; total</b>
	<b>2021</b>	<b>2021</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Staff costs	88,117	11,426	99,543	78,339
Facilities management	61,804	20,661	82,465	55,108
Administration costs	14,548	1,148	15,696	15,908
Pension fund deficit	1,193	-	1,193	1,116
	<hr/>	<hr/>	<hr/>	<hr/>
	165,662	33,235	198,897	150,471
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Housing expenditure	165,662	15,572	181,234	150,471
Non-housing expenditure	-	17,663	17,663	-
	<hr/>	<hr/>	<hr/>	<hr/>
	165,662	33,235	198,897	150,471
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Included in administration costs is the independent examination fee of £1,500 (2020: £450).

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2021

4. STAFF COSTS

	2021 £	2020 £
Wages and salaries	92,038	71,950
Social Security	2,953	2,417
Pension	1,708	1,249
Pension fund deficit	1,193	1,116
Other costs	2,844	2,723
	<hr/>	<hr/>
Total staff costs	100,736	79,455
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees (FTE)	3.46	3.31
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees	7	6
	<hr/> <hr/>	<hr/> <hr/>

There are no employees who received more than £60,000 as their employee package. (2020: no employees)

5. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION

The total remuneration for key management personnel amounted to £33,039 (2020: £31,966).

The chief executive is a member of a workplace pension scheme; £770 (2020: £690) in pension contributions were made on behalf of the chief executive.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2021

6. TANGIBLE FIXED ASSETS

	Freehold Land £	Housing property £	Hall Area £	Housing furniture & equipment £	Hall area improve- ments £	Hall area furniture & equip £	Total £
<b>Cost/valuation</b>							
As at 31 March 2020	92,800	434,923	169,067	128,582	4,981	37,634	867,987
Additions	-	35,538	-	6,547	-	-	42,085
As at 31 March 2021	92,800	470,461	169,067	135,129	4,981	37,634	910,072
<b>Depreciation</b>							
As at 31 March 2020	-	57,451	27,673	109,997	4,323	36,139	235,583
Depreciation charge	-	4,792	958	6,283	66	374	12,473
As at 31 March 2021	-	62,243	28,631	116,280	4,389	36,513	248,056
<b>Net Book Value</b>							
as at 31 March 2021	92,800	408,218	140,436	18,849	592	1,121	662,016
<b>Net Book Value</b>							
as at 31 March 2020	92,800	377,472	141,394	18,585	658	1,495	632,404

7. DEBTORS AND PREPAYMENTS

	2021 £	2020 £
Gross social housing rent owed	12,322	8,213
Other debtors	700	-
Prepayments	5,036	1,750
	18,058	9,963

8. CREDITORS: AMOUNTS FALLING  
DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	16,354	3,311
Other creditors	4	140
Other taxation and social security	3,416	867
Accruals	6,197	2,580
Pension deficit liability	note 11 3,114	3,030
Deferred income	note 9 28,775	-
	57,860	9,928

**RIPON YMCA**

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

**9. DEFERRED INCOME**

	<b>Under one year</b>	<b>Over one year</b>	<b>Total 2021</b>
	£	£	£
At 1 April 2020	-	-	-
Additions during the year	28,775	-	28,775
Amounts released to income	-	-	-
	<hr/>	<hr/>	<hr/>
At 31 March 2021	28,775	-	28,775
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The deferred income relates to grants for future period projects.

<b>10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR</b>		<b>2021</b>	<b>2020</b>
		£	£
Pension deficit liability	note 11	15,867	18,429
		<hr/>	<hr/>

**11. PENSION COMMITMENT**

Ripon YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of Ripon 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 at April 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% pa), 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 year 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. This 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. Ripon YMCA has been advised that it will need to make monthly contributions of £321.68 from 1 May 2021. The 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 1 May 2021.

	<b>Within one year</b>	<b>One To Two years</b>	<b>Two To Five years</b>	<b>After Five years</b>	<b>Total After more than one year</b>	<b>Total 2021</b>
	£	£	£	£	£	£
As at 31 March 2021	3,114	3,121	9,364	3,382	15,867	18,981
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2020	3,030	3,030	9,091	6,308	18,429	21,459
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**RIPON YMCA**

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

**11. PENSION COMMITMENT (continued)**

In addition, Ripon 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 Ripon YMCA may be called upon to pay in the future.

**12. ANALYSIS OF FUNDS**

	Balance b/fwd 1 April 2020	Income	Expenditure	Transfers	Balance c/fwd 31 March 2021
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	485,656	204,574	165,662	15,777	540,345
Revaluation Reserve	197,090	-	-	(5,750)	191,340
Designated Funds:					
Development Fund	30,000	-	-	500	30,500
<b>Total Unrestricted Funds</b>	<u>712,746</u>	<u>204,574</u>	<u>165,662</u>	<u>10,527</u>	<u>762,185</u>
<b>Restricted Funds</b>					
Coronavirus Community fund	-	9,800	2,294	(1,070)	6,436
Tackling inequalities fund	-	3,964	909	(240)	2,815
Works for you project fund	-	6,500	-	-	6,500
Tenant welfare fund	-	2,600	2,600	-	-
Community fund	-	500	500	-	-
Coronavirus Community IT fund	-	2,000	1,140	(860)	-
Coronavirus Community YW fund	-	14,750	14,370	(380)	-
Rank Foundation Coronavirus rec fund	-	17,000	9,023	(7,977)	-
RCC small grants fund	-	999	999	-	-
NYCC grant fund	-	2,500	1,400	-	1,100
Co-op local community fund	-	373	-	-	373
<b>Total Restricted Funds</b>	<u>-</u>	<u>60,986</u>	<u>33,235</u>	<u>(10,527)</u>	<u>17,224</u>
<b>Total Funds</b>	<u>712,746</u>	<u>265,560</u>	<u>198,897</u>	<u>-</u>	<u>779,409</u>

General funds are the cumulative surplus and deficits net of other adjustments.

The revaluation reserve represented the cumulative effect of revaluation of tangible fixed assets. It is the difference between the net book value of the properties and the cost.

**Designated funds**

Development Fund - funds set aside to cover various capital projects planned.

**Restricted funds**

Coronavirus Community fund – funds received from Two Ridings Community Foundation for accredited employability courses.

Tackling inequalities fund – funds received from North Yorkshire Sport for sport and wellbeing activities for tenants.

**RIPON YMCA**

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

**12. ANALYSIS OF FUNDS (continued)**

Works for you project fund – funds received from Albert Hunt Trust, Sylvia and Colin Shepherd trust, Charles and Elsie Sykes trust for an employability project.

Tenant welfare fund – funds received from Two Ridings Community Foundation Coronavirus Community Fund, Neighbourly Coronavirus Support fund and a private donor to provide tenant welfare packs whilst in lockdown.

Community fund – funds received from Tesco bags for life, to support tenants in lockdown.

Coronavirus Community IT fund – funds received through Two Ridings Community Foundation for IT upgrade for staff.

Coronavirus Community YW fund – funds received through Two Riding Community Foundation for youth work provision.

Rank Foundation Coronavirus rec fund - funds received from Rank Foundation for organisation support and development for recovery from Coronavirus crisis.

RCC small grant fund – funds received from Ripon City Council for branded goods and clothing for youth work project.

NYCC grant fund – funds received from North Yorkshire County Council for organisation development and capacity building.

Co-op local community fund – funds received from the Co-op for mental health courses for the Community.

The transfer for Rank Foundation Coronavirus recovery fund is to cover loss of income and the other transfers are towards room hire.

	Balance b/fwd 1 April 2019	Income	Expenditure	Transfers	Balance c/fwd 31 March 2020
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	472,800	188,349	150,471	(25,022)	485,656
Revaluation Reserve	202,068	-	-	(4,978)	197,090
Designated Funds:					
Development Fund	-	-	-	30,000	30,000
	-----	-----	-----	-----	-----
<b>Total Unrestricted Funds</b>	<b>674,868</b>	<b>188,349</b>	<b>150,471</b>	<b>-</b>	<b>712,746</b>
	=====	=====	=====	=====	=====
<b>Total Funds</b>	<b>674,868</b>	<b>188,349</b>	<b>150,471</b>	<b>-</b>	<b>712,746</b>
	=====	=====	=====	=====	=====

## RIPON YMCA

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

#### 13. OTHER FINANCIAL COMMITMENTS

At 31 March 2021 the charity had total commitments under non-cancellable operating leases:

	2021 £	2020 £
Within one year	2,563	2,563
Within two to five years	7,809	10,189
Over five years	-	182
	<hr/>	<hr/>
	10,372	12,934
	<hr/> <hr/>	<hr/> <hr/>

#### 14. RELATED PARTY TRANSACTIONS

£4 is owing to Ripon YMCA CIO (2020 : £nil)

#### 15. CONTINGENT LIABILITY

Over the years the Housing Association has provided grants to help with the improvements to the social housing property. If the properties were to be sold these grants would become repayable. These amount to £311,943.

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

**RIPON YMCA**

**INCOME AND EXPENDITURE ACCOUNT  
YEAR ENDED 31 MARCH 2021**

	2021		2020	
	£	£	£	£
<b>Turnover</b>				
Lettings (net of housing benefit claims)		167,141		152,607
<b>Other Income</b>				
Room hire		64		5,556
Fundraising and donations		26,432		26,280
YMCA shop profit share		3,924		3,241
Car parking		194		212
Other income		758		453
Restricted grants – housing		35,064		-
Restricted grants – non-housing		25,922		-
Coronavirus job retention scheme grant		6,061		-
		265,560		188,349
<b>Operating Costs</b>				
<b>Staff costs</b>				
Salaries	94,991		74,367	
Staff pension costs	1,708		1,249	
Staff expenses	135		1,460	
Payroll and other costs	2,709		1,263	
		99,543		78,339
<b>Facilities Management</b>				
Property repairs and decoration	16,541		6,448	
Equipment and inspection costs	3,225		3,880	
Equipment rental	2,189		2,189	
Depreciation	12,473		11,744	
Council tax	11,051		10,224	
Gas and electricity	9,011		9,871	
Water rates	1,867		1,600	
Contract cleaners	5,131		4,161	
Other tenant costs	7,228		4,991	
Restricted grants expenditure	13,749		-	
		82,465		55,108
<b>Administration Costs</b>				
Printing and stationery	270		217	
Advertising	268		36	
Telephone and IT costs	3,148		1,924	
Health and safety	-		407	
Event costs	-		1,820	
Sundries	401		800	
Insurance	4,557		4,270	
Bad debts and reserve	223		3,799	
Accountancy fees	-		450	
Other legal and professional	6,829		2,185	
		15,696		15,908
<b>Pension fund repayment scheme</b>		1,193		1,116
<b>Operating costs</b>		198,897		150,471
<b>Operating surplus</b>		66,663		37,878

**RIPON YOUNG MEN'S CHRISTIAN ASSOCIATION  
(KNOWN AS RIPON YMCA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 MARCH 2021**

Charity Number 250986

## RIPON YMCA

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## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2021

#### REFERENCE AND ADMINISTRATIVE INFORMATION

<b>Charity Number</b>	250986
<b>Registered Address</b>	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
<b>Patron</b>	Jo Ropner LL
<b>Trustees</b>	
President	Bernard Bateman MBE
Chairperson	Sean McKibben Odette Robson (resigned as Chair 3 June 20)
Treasurer	Nick Bentley
Vice Chair	Odette Robson Kari Munro (resigned as Vice Chair 3 June 20)
Additional trustees:	Kari Munro Stephanie Benson George Dickenson Chris Taylor Jo Thackwray Rebecca Mian (appointed 29 April 20) Anthony Pitt (appointed 24 March 21)
<b>Staff</b>	
Chief Executive	Lucy Gratton
Facility Manager	Joanne Reidy
Housing Support Workers	Keely Smith Emma Taylforth
Senior Youth Worker	Bev Scaife
Finance Administrator	Imogen Moore
Facilities Worker	Stephen Mossop
Youth Worker	Holly Gadd
<b>Key Management Personnel</b>	Lucy Gratton
<b>Principal Bankers</b>	HSBC plc 34 Westgate, Ripon, North Yorkshire
<b>Independent Examiner</b>	Mr N Clemit ACA, FCCA JWPCreers LLP, Chartered Accountants Genesis 5, Church Lane York, YO10 5DQ

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2021 CONTINUED

The trustees present their report and financial statements for the year ended 31 March 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) for Social Housing Providers 2018 and applicable accounting standards, the details are set out further in the basic of preparation and accounting policies on page 11.

#### Objectives

The objects of the Association arise from its acceptance of the Paris Basis 1855 incorporated into the National Statement of the Aims and Purposes of the YMCA in England, adopted at the National Assembly of the English Young Men's Christian Associations in the year 2003, namely:

*"The YMCA is a Christian Movement which seeks 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. It welcomes into its fellowship persons of all religious faiths and of none".*

In accordance with its Christian values the YMCA stands for:

- A worldwide fellowship based on the equal value of all persons
- Respect and freedom for all, tolerance and understanding between people of different opinions
- Active concern for the needs of the community
- United effort by Christians of different traditions

As the expression of its Christian purposes the YMCA aims to:

- Provide a welcome to its members for themselves in a meeting place which is theirs to share where friendships can be made and counsel sought
- Develop activities which stimulate and challenge members in an environment that enables them to take responsibility to find a sense of achievement
- Involve all members in the care and work for others
- Create opportunities for exchanging views so that members can improve their understanding of the world, of themselves and of one another

Accordingly, the objects of the Association are:

- (1) 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.
- (2) To lead young people to the Lord Jesus Christ and to fullness of life in Him.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) To provide short term 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.

#### Housing Association

This consists of two dwellings containing nineteen secure bedsits.

The trustees have due regard to the Charity Commission's guidance on public benefit, and ensure that the activities of the organisation meet those requirements.

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2021 CONTINUED

#### ACHIEVEMENTS AND PERFORMANCE

The objects of Ripon YMCA are to provide youth and community work within the local area. This is achieved by providing the following quality programme of work in:-

1. Supported housing for primarily young people aged 16-35.
2. Programmed projects to develop life skills and employability.
3. Programmed youth work for young people.

The charity's management team have continued to build on its performance last year to improve its financial base, to support necessary refurbishments, and solidify its position as a meaningful organisation providing supported housing and services for young people in the community.

During the year the charity were able to access a range of grants and funding from Trusts and Foundations. Whilst these were increasingly accessible during the Coronavirus Pandemic, they will form a key part of the work, and income into the future.

During the year the charity developed a 5-year strategic plan the strategic goals identified are:

1. To provide good quality, safe and secure accommodation in Ripon, helping to ensure the housing needs of young people are appropriately met.
2. To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.
3. To work with others to ensure young people in Ripon have access to services that support their personal and social development, enabling them to make informed choices about their lives.
4. Extend our influence in order to raise awareness of youth homelessness and celebrate the positive contribution of young people in our society

#### VALUE FOR MONEY METRICS

This is a requirement of the Housing Association:

	2021	2020	NHF*
<b>Business Health</b>			
Operating Margin (overall) %	25%	20%	22%
Operating Margin (social housing) %	13%	1%	24%
EBITDA MRI - % of interest cover	0%	0%	196%
<b>Development &amp; Capacity</b>			
New Supply – social housing units %	0%	0%	1%
New Supply – non-social housing units %	0%	0%	0%
Gearing %	(27%)	(16%)	34%
<b>Outcomes</b>			
Reinvestment %	6%	16%	6%
<b>Asset Management</b>			
Return on Capital Employed	8%	5%	3%
<b>Operating Efficiency</b>			
Headline social housing cost per unit	£9,539	£7,920	£4,023

\*figures taken from NHF report 2020

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2021 CONTINUED

#### FINANCIAL REVIEW

The charity has made an overall surplus of £66,663 (2020: £37,878). The surplus was achieved through higher than expected occupancy, successful fundraising and cost management. It also includes project funding received in 20/21 that will continue to be delivered in 21/22. Staff costs were higher partly through a decision to invest in our own capacity. Work continued during the year on the refurbishment of the house at 4 Water Skellgate which is being developed for additional onsite accommodation.

#### RESERVES POLICY

The trustees have designated £15,500 to large scale property improvements.  
The trustees have designated £15,000 to finance our complex transition to an Incorporated Organisation and the organisational development involved.

The total charity funds at the year-end were £779,409 (2020: £712,746) which includes the revaluation reserve of £191,340 (2020: £197,090). After removing the remaining fixed assets of £470,676 (2020: £435,314), the designated fund of £30,500 (2020: £30,000) and the restricted grants of £17,224 (2020: £nil) this leaves free reserves at £69,669 (2020: £50,342).

The trustees have decided that free reserves should be maintained at a minimum of £70,000 representing six months operating expenses.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

Ripon YMCA is registered with the Housing Association (Number LH3651) and is a registered charity (Number 250986).

The charity adopted the model constitution of YMCA as amended 5 October 1981, 6 January 1989, 25 May 1994 and 25 May 2005.

A charitable incorporated organisation (CIO - 1180912) has been registered in November 2018 with the intention to achieve limited liability status, a form that is better suited to the charity's development. Limited activity has been recorded in the new charity as yet. It is intended that, at some point in the future, the charity's assets and liabilities will be transferred to this new organisation.

The trustees have undertaken an assessment and confirmed the charity's compliance with the Governance and Financial Viability Standard.

The charity uses the essential trustee and receives guidance from Community First Yorkshire, NCVO and YMCA E & W for compliance and governance. It has also started to utilise the Trusted Charity Standard.

The Ripon YMCA Board of Trustees can elect up to 10 individuals as trustees. We have a Chairperson, Treasurer and Vice Chairperson. Individuals who are known to the organisation or via professional networks are recruited with a role description, application and vetting process. A basic DBS is carried out and new trustees have an induction process and are required to read The Essential Trustee. A skills audit of trustees is carried out annually to ensure we are meeting the organisation needs. If gaps are identified we will actively recruit via our local infrastructure organisation, or facilities such as [www.reachvolunteering.org.uk](http://www.reachvolunteering.org.uk)

## RIPON YMCA

### TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2021 CONTINUED

#### Trustee's responsibilities

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

. In preparing the financial statements the trustees are required to:-

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees on 21 July 2021 and signed on their behalf by:



.....  
Sean McKibben - Chair

## INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

### RIPON YMCA YEAR ENDED 31 MARCH 2021

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2021 which comprise the statement of comprehensive income, statement of changes in funds, statement of financial position, statement of cash flows and relevant notes.

#### **Respective responsibilities of the trustees and reporting accountants**

The trustees of the Registered Social Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.


#### **Basis of opinion**

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

#### **Opinion**

In our opinion:

- the accounts for year ended 31 March 2021 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2021 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

  
N. Clemmit ACA, FCCA  
JWPCreers LLP  
Chartered Accountants  
Genesis 5  
Church Lane  
Heslington  
York  
YO10 5DQ

15 September 2021

RIPON YMCA

STATEMENT OF COMPREHENSIVE INCOME  
YEAR ENDED 31 MARCH 2021

		Unrestricted	Restricted	Total	Total
	Note	2021	2021	2021	2020
		£	£	£	£
Turnover		204,574	60,986	265,560	188,349
Operating costs	3	(165,662)	(33,235)	(198,897)	(150,471)
Operating surplus		38,912	27,751	66,663	37,878
Interest receivable and similar income		-	-	-	-
Surplus for the year on ordinary activities		38,912	27,751	66,663	37,878
<b>Total comprehensive income for the year</b>		<b>38,912</b>	<b>27,751</b>	<b>66,663</b>	<b>37,878</b>

The above figures are derived from continuing operations.

Approved by the trustees on 21 July 2021 and signed on their behalf by:



Sean McKibben - Chair



Nick Bentley - Treasurer

**RIPON YMCA**

**STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31 MARCH 2021**

	Income and Expenditure	Designated Development Fund	Revaluation Reserve	Restricted Funds	Total
	£	£	£	£	£
As at 1 April 2020	485,656	30,000	197,090	-	712,746
Transfer	15,777	500	(5,750)	(10,527)	-
Total comprehensive income for the period	38,912	-	-	27,751	66,663
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
As at 31 March 2021	540,345	30,500	191,340	17,224	779,409
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

-----2020-----

	Income and Expenditure	Designated Development Fund	Revaluation Reserve	Total
	£	£	£	£
As at 1 April 2019		472,800	-	674,868
Transfer		(25,022)	30,000	-
Total comprehensive income for the period		37,878	-	37,878
		<u>          </u>	<u>          </u>	<u>          </u>
As at 31 March 2020		485,656	30,000	712,746
		<u>          </u>	<u>          </u>	<u>          </u>

RIPON YMCA

STATEMENT OF FINANCIAL POSITION  
YEAR ENDED 31 MARCH 2021

	Note	2021 £	2020 £
<b>Tangible fixed assets</b>	6	662,016	632,404
<b>Current assets</b>			
Debtors and prepayments	7	18,058	9,963
Cash at bank and in hand		173,062	98,736
		191,120	108,699
Creditors: Amounts falling due within one year	8	(57,860)	(9,928)
<b>Net current assets</b>		133,260	98,771
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(15,867)	(18,429)
<b>Total net assets</b>		779,409	712,746
<b>Reserves</b>			
Income and expenditure reserve		540,345	485,656
Designated development fund		30,500	30,000
Revaluation reserve	12	191,340	197,090
Restricted Funds		17,224	-
<b>Total reserves</b>		779,409	712,746

The financial statements were approved and authorised for issue by the trustees on 21 July 2021 and signed on their behalf by:



.....  
Mrs Sean McKibben - Chair



.....  
Mr Nick Bentley – Treasurer

The notes on pages Page 11 to Page 18 form part of these accounts.

**RIPON YMCA**

**STATEMENT OF CASH FLOWS  
YEAR ENDED 31 MARCH 2021**

	Note	2021 £	2020 £
<b>Net cash generated from operating activities</b>	1	<b>116,411</b>	<b>46,713</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(42,085)	(106,128)
Interest received		-	-
		<hr/>	<hr/>
<b>Net cash flow from investing activities</b>		<b>(42,085)</b>	<b>(106,128)</b>
<b>Net change in cash and cash equivalents</b>		<b>74,326</b>	<b>(59,415)</b>
Cash and cash equivalents at 31 March 2020		98,736	158,151
		<hr/>	<hr/>
Cash and cash equivalents at 31 March 2021		173,062	98,736
		<hr/> <hr/>	<hr/> <hr/>

**Notes to the statement of cash flows**

	2021 £	2020 £
<b>1. Net cash generated from operating activities</b>		
Operating surplus for the year	66,663	37,878
Interest received	-	-
Depreciation	12,473	11,744
Decrease/(increase) in debtors	(8,091)	4,078
(Decrease)/increase in creditors	45,366	(6,987)
	<hr/>	<hr/>
<b>Net cash flow from operating activities</b>	<b>116,411</b>	<b>46,713</b>
	<hr/> <hr/>	<hr/> <hr/>

## RIPON YMCA

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

#### 1. ACCOUNTING POLICIES

##### Statutory information

Ripon YMCA is a registered charity in England & Wales and registered with the housing association. The registered address and place of business is 4 Water Skellgate, Ripon, North Yorkshire, HG4 1BQ.

##### Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2018 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

##### Going concern

Since 31 March 2020, the consequences of the covid-19 pandemic have impacted the charity's income; however, the majority of facilities remain open and it is expected that, at the present time, the effect on operations will be minimal.

##### Tangible fixed assets and depreciation

Expenditure on fixed assets costing more than £250 is capitalised.

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual evenly over their expected useful lives as follows subject to annual review:

Housing property	2.17%	Straight line
Hall area	2.17%	Straight line
Housing furniture & equipment	25%	Reducing balance
Hall area improvements	10%	Reducing balance
Hall area furniture & equipment	25%	Reducing balance

##### Turnover

All income is included in the statement of comprehensive income when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

## RIPON YMCA

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

#### 1. ACCOUNTING POLICIES (continued)

##### **Operating costs**

Expenditure is included in the statement of comprehensive income on an accruals basis.

##### **Pension**

Ripon YMCA 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. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Ripon YMCA.

As described in note 11 Ripon YMCA has a contractual obligation to make pension deficit payments of £3,023 per annum over the period to April 2027, accordingly this is shown as a liability in note 11 to these accounts. In addition, Ripon YMCA is required to contribute £660 per annum to the operating expense of the pension plan and these costs are charged to the statement of comprehensive income as made.

New members auto enrol into the NEST pension scheme. The costs are charged to the statement of comprehensive income as incurred.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. Restricted funds are reserved for specific projects as dictated by the funder.

##### **Designated funds**

Designated funds are part of unrestricted funds which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated funds as appropriate.

##### **Restricted funds**

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

**RIPON YMCA**

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

<b>2. SOCIAL HOUSING TURNOVER AND COSTS</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Social housing lettings	164,722	150,606
Service charges receivable	2,419	2,001
Revenue grants receivable (JRS)	6,061	-
Restricted grants receivable	35,064	-
	<hr/>	<hr/>
Total turnover from social housing lettings	208,266	152,607
Social housing activity expenditure	(181,234)	(150,471)
	<hr/>	<hr/>
Operating surplus from social housing activities	27,032	2,136
	<hr/> <hr/>	<hr/> <hr/>

**3. OPERATING COSTS**

	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>	<b>Unrestricted &amp; total</b>
	<b>2021</b>	<b>2021</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Staff costs	88,117	11,426	99,543	78,339
Facilities management	61,804	20,661	82,465	55,108
Administration costs	14,548	1,148	15,696	15,908
Pension fund deficit	1,193	-	1,193	1,116
	<hr/>	<hr/>	<hr/>	<hr/>
	165,662	33,235	198,897	150,471
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Housing expenditure	165,662	15,572	181,234	150,471
Non-housing expenditure	-	17,663	17,663	-
	<hr/>	<hr/>	<hr/>	<hr/>
	165,662	33,235	198,897	150,471
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Included in administration costs is the independent examination fee of £1,500 (2020: £450).

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2021

4. STAFF COSTS

	2021 £	2020 £
Wages and salaries	92,038	71,950
Social Security	2,953	2,417
Pension	1,708	1,249
Pension fund deficit	1,193	1,116
Other costs	2,844	2,723
	<hr/>	<hr/>
Total staff costs	100,736	79,455
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees (FTE)	3.46	3.31
	<hr/> <hr/>	<hr/> <hr/>
Average number of employees	7	6
	<hr/> <hr/>	<hr/> <hr/>

There are no employees who received more than £60,000 as their employee package. (2020: no employees)

5. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION

The total remuneration for key management personnel amounted to £33,039 (2020: £31,966).

The chief executive is a member of a workplace pension scheme; £770 (2020: £690) in pension contributions were made on behalf of the chief executive.

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2021

6. TANGIBLE FIXED ASSETS

	Freehold Land £	Housing property £	Hall Area £	Housing furniture & equipment £	Hall area improve- ments £	Hall area furniture & equip £	Total £
<b>Cost/valuation</b>							
As at 31 March 2020	92,800	434,923	169,067	128,582	4,981	37,634	867,987
Additions	-	35,538	-	6,547	-	-	42,085
As at 31 March 2021	92,800	470,461	169,067	135,129	4,981	37,634	910,072
<b>Depreciation</b>							
As at 31 March 2020	-	57,451	27,673	109,997	4,323	36,139	235,583
Depreciation charge	-	4,792	958	6,283	66	374	12,473
As at 31 March 2021	-	62,243	28,631	116,280	4,389	36,513	248,056
<b>Net Book Value</b>							
as at 31 March 2021	92,800	408,218	140,436	18,849	592	1,121	662,016
<b>Net Book Value</b>							
as at 31 March 2020	92,800	377,472	141,394	18,585	658	1,495	632,404

7. DEBTORS AND PREPAYMENTS

	2021 £	2020 £
Gross social housing rent owed	12,322	8,213
Other debtors	700	-
Prepayments	5,036	1,750
	18,058	9,963

8. CREDITORS: AMOUNTS FALLING  
DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	16,354	3,311
Other creditors	4	140
Other taxation and social security	3,416	867
Accruals	6,197	2,580
Pension deficit liability	note 11 3,114	3,030
Deferred income	note 9 28,775	-
	57,860	9,928

**RIPON YMCA**

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

**9. DEFERRED INCOME**

	<b>Under one year</b>	<b>Over one year</b>	<b>Total 2021</b>
	£	£	£
At 1 April 2020	-	-	-
Additions during the year	28,775	-	28,775
Amounts released to income	-	-	-
	<hr/>	<hr/>	<hr/>
At 31 March 2021	28,775	-	28,775
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The deferred income relates to grants for future period projects.

<b>10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR</b>		<b>2021</b>	<b>2020</b>
		£	£
Pension deficit liability	note 11	15,867	18,429
		<hr/>	<hr/>

**11. PENSION COMMITMENT**

Ripon YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of Ripon 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 at April 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% pa), 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 year 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. This 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. Ripon YMCA has been advised that it will need to make monthly contributions of £321.68 from 1 May 2021. The 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 1 May 2021.

	<b>Within one year</b>	<b>One To Two years</b>	<b>Two To Five years</b>	<b>After Five years</b>	<b>Total After more than one year</b>	<b>Total 2021</b>
	£	£	£	£	£	£
As at 31 March 2021	3,114	3,121	9,364	3,382	15,867	18,981
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2020	3,030	3,030	9,091	6,308	18,429	21,459
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**RIPON YMCA**

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

**11. PENSION COMMITMENT (continued)**

In addition, Ripon 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 Ripon YMCA may be called upon to pay in the future.

**12. ANALYSIS OF FUNDS**

	Balance b/fwd 1 April 2020	Income	Expenditure	Transfers	Balance c/fwd 31 March 2021
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	485,656	204,574	165,662	15,777	540,345
Revaluation Reserve	197,090	-	-	(5,750)	191,340
Designated Funds:					
Development Fund	30,000	-	-	500	30,500
<b>Total Unrestricted Funds</b>	<u>712,746</u>	<u>204,574</u>	<u>165,662</u>	<u>10,527</u>	<u>762,185</u>
<b>Restricted Funds</b>					
Coronavirus Community fund	-	9,800	2,294	(1,070)	6,436
Tackling inequalities fund	-	3,964	909	(240)	2,815
Works for you project fund	-	6,500	-	-	6,500
Tenant welfare fund	-	2,600	2,600	-	-
Community fund	-	500	500	-	-
Coronavirus Community IT fund	-	2,000	1,140	(860)	-
Coronavirus Community YW fund	-	14,750	14,370	(380)	-
Rank Foundation Coronavirus rec fund	-	17,000	9,023	(7,977)	-
RCC small grants fund	-	999	999	-	-
NYCC grant fund	-	2,500	1,400	-	1,100
Co-op local community fund	-	373	-	-	373
<b>Total Restricted Funds</b>	<u>-</u>	<u>60,986</u>	<u>33,235</u>	<u>(10,527)</u>	<u>17,224</u>
<b>Total Funds</b>	<u>712,746</u>	<u>265,560</u>	<u>198,897</u>	<u>-</u>	<u>779,409</u>

General funds are the cumulative surplus and deficits net of other adjustments.

The revaluation reserve represented the cumulative effect of revaluation of tangible fixed assets. It is the difference between the net book value of the properties and the cost.

**Designated funds**

Development Fund - funds set aside to cover various capital projects planned.

**Restricted funds**

Coronavirus Community fund – funds received from Two Ridings Community Foundation for accredited employability courses.

Tackling inequalities fund – funds received from North Yorkshire Sport for sport and wellbeing activities for tenants.

**RIPON YMCA**

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

**12. ANALYSIS OF FUNDS (continued)**

Works for you project fund – funds received from Albert Hunt Trust, Sylvia and Colin Shepherd trust, Charles and Elsie Sykes trust for an employability project.

Tenant welfare fund – funds received from Two Ridings Community Foundation Coronavirus Community Fund, Neighbourly Coronavirus Support fund and a private donor to provide tenant welfare packs whilst in lockdown.

Community fund – funds received from Tesco bags for life, to support tenants in lockdown.

Coronavirus Community IT fund – funds received through Two Ridings Community Foundation for IT upgrade for staff.

Coronavirus Community YW fund – funds received through Two Riding Community Foundation for youth work provision.

Rank Foundation Coronavirus rec fund - funds received from Rank Foundation for organisation support and development for recovery from Coronavirus crisis.

RCC small grant fund – funds received from Ripon City Council for branded goods and clothing for youth work project.

NYCC grant fund – funds received from North Yorkshire County Council for organisation development and capacity building.

Co-op local community fund – funds received from the Co-op for mental health courses for the Community.

The transfer for Rank Foundation Coronavirus recovery fund is to cover loss of income and the other transfers are towards room hire.

	Balance b/fwd 1 April 2019	Income	Expenditure	Transfers	Balance c/fwd 31 March 2020
	£	£	£	£	£
<b>Unrestricted Funds</b>					
General Funds	472,800	188,349	150,471	(25,022)	485,656
Revaluation Reserve	202,068	-	-	(4,978)	197,090
Designated Funds:					
Development Fund	-	-	-	30,000	30,000
	-----	-----	-----	-----	-----
<b>Total Unrestricted Funds</b>	<b>674,868</b>	<b>188,349</b>	<b>150,471</b>	<b>-</b>	<b>712,746</b>
	=====	=====	=====	=====	=====
<b>Total Funds</b>	<b>674,868</b>	<b>188,349</b>	<b>150,471</b>	<b>-</b>	<b>712,746</b>
	=====	=====	=====	=====	=====

## RIPON YMCA

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

#### 13. OTHER FINANCIAL COMMITMENTS

At 31 March 2021 the charity had total commitments under non-cancellable operating leases:

	2021 £	2020 £
Within one year	2,563	2,563
Within two to five years	7,809	10,189
Over five years	-	182
	<hr/>	<hr/>
	10,372	12,934
	<hr/> <hr/>	<hr/> <hr/>

#### 14. RELATED PARTY TRANSACTIONS

£4 is owing to Ripon YMCA CIO (2020 : £nil)

#### 15. CONTINGENT LIABILITY

Over the years the Housing Association has provided grants to help with the improvements to the social housing property. If the properties were to be sold these grants would become repayable. These amount to £311,943.

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

**RIPON YMCA**

**INCOME AND EXPENDITURE ACCOUNT  
YEAR ENDED 31 MARCH 2021**

	2021		2020	
	£	£	£	£
<b>Turnover</b>				
Lettings (net of housing benefit claims)		167,141		152,607
<b>Other Income</b>				
Room hire		64		5,556
Fundraising and donations		26,432		26,280
YMCA shop profit share		3,924		3,241
Car parking		194		212
Other income		758		453
Restricted grants – housing		35,064		-
Restricted grants – non-housing		25,922		-
Coronavirus job retention scheme grant		6,061		-
		265,560		188,349
<b>Operating Costs</b>				
<b>Staff costs</b>				
Salaries	94,991		74,367	
Staff pension costs	1,708		1,249	
Staff expenses	135		1,460	
Payroll and other costs	2,709		1,263	
		99,543		78,339
<b>Facilities Management</b>				
Property repairs and decoration	16,541		6,448	
Equipment and inspection costs	3,225		3,880	
Equipment rental	2,189		2,189	
Depreciation	12,473		11,744	
Council tax	11,051		10,224	
Gas and electricity	9,011		9,871	
Water rates	1,867		1,600	
Contract cleaners	5,131		4,161	
Other tenant costs	7,228		4,991	
Restricted grants expenditure	13,749		-	
		82,465		55,108
<b>Administration Costs</b>				
Printing and stationery	270		217	
Advertising	268		36	
Telephone and IT costs	3,148		1,924	
Health and safety	-		407	
Event costs	-		1,820	
Sundries	401		800	
Insurance	4,557		4,270	
Bad debts and reserve	223		3,799	
Accountancy fees	-		450	
Other legal and professional	6,829		2,185	
		15,696		15,908
<b>Pension fund repayment scheme</b>		1,193		1,116
		198,897		150,471
<b>Operating surplus</b>		66,663		37,878