

Annual Report 2020-2021



YMCA Ripon

5 Water Skellgate,

Ripon

North Yorkshire

HG4 1BQ

Registered Charity 250986

Registered Housing Association LH 3651

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 th 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
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. 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:

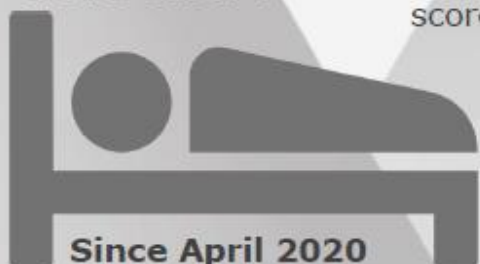
In 2020/2021 we:

- 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 31st 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

		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
Total comprehensive income for the year		38,912	27,751	66,663	37,878

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 £
Tangible fixed assets	6	662,016	632,404
Current assets			
Debtors and prepayments	7	18,058	9,963
Cash at bank and in hand		173,062	98,736
		<hr/> 191,120	<hr/> 108,699
Creditors: Amounts falling due within one year	8	(57,860)	(9,928)
		<hr/>	<hr/>
Net current assets		133,260	98,771
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(15,867)	(18,429)
		<hr/>	<hr/>
Total net assets		<hr/> 779,409 <hr/>	<hr/> 712,746 <hr/>
 Reserves			
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/>
Total reserves		<hr/> 779,409 <hr/>	<hr/> 712,746 <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
WWW.RIPONYMCA.ORG
 FB: RIPONYMCA
 TWITTER: @RIPON_YMCA



DURING MARCH 2021

RUN/WALK 5K

DONATE £5

NOMINATE 5 FRIENDS

#RIPONYMCA5K

To Donate:
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

Charity Number	250986
Registered Address	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
Patron	Jo Ropner LL
Trustees	
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)
Staff	
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
Key Management Personnel	Lucy Gratton
Principal Bankers	HSBC plc 34 Westgate, Ripon, North Yorkshire
Independent Examiner	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 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

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*
Business Health			
Operating Margin (overall) %	25%	20%	22%
Operating Margin (social housing) %	13%	1%	24%
EBITDA MRI - % of interest cover	0%	0%	196%
Development & Capacity			
New Supply – social housing units %	0%	0%	1%
New Supply – non-social housing units %	0%	0%	0%
Gearing %	(27%)	(16%)	34%
Outcomes			
Reinvestment %	6%	16%	6%
Asset Management			
Return on Capital Employed	8%	5%	3%
Operating Efficiency			
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

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. Clemit 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
Total comprehensive income for the year		38,912	27,751	66,663	37,878

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/>

-----2020-----

	Income and Expenditure	Designated Development Fund	Revaluation Reserve	Total
	£	£	£	£
As at 1 April 2019		472,800	-	202,068
Transfer		(25,022)	30,000	(4,978)
Total comprehensive income for the period		37,878	-	-
		<hr/>	<hr/>	<hr/>
As at 31 March 2020		485,656	30,000	197,090
		<hr/>	<hr/>	<hr/>


RIPON YMCA
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 MARCH 2021

	Note	2021 £	2020 £
Tangible fixed assets	6	662,016	632,404
Current assets			
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/>
Net current assets		133,260	98,771
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(15,867)	(18,429)
		<hr/>	<hr/>
Total net assets		<hr/> 779,409 <hr/>	<hr/> 712,746 <hr/>
 Reserves			
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/>
Total reserves		<hr/> 779,409 <hr/>	<hr/> 712,746 <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.

RIPON YMCA

**STATEMENT OF CASH FLOWS
YEAR ENDED 31 MARCH 2021**

	Note	2021 £	2020 £
Net cash generated from operating activities	1	116,411	46,713
Cash flow from investing activities			
Payments to acquire tangible fixed assets		(42,085)	(106,128)
Interest received		-	-
		<hr/>	<hr/>
Net cash flow from investing activities		(42,085)	(106,128)
Net change in cash and cash equivalents		74,326	(59,415)
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 £
1. Net cash generated from operating activities		
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/>
Net cash flow from operating activities	116,411	46,713
	<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**

2. SOCIAL HOUSING TURNOVER AND COSTS	2021 £	2020 £
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/>

3. OPERATING COSTS

	Unrestricted 2021 £	Restricted 2021 £	Total 2021 £	Unrestricted & total 2020 £
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/>
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/>

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/>
Average number of employees (FTE)	3.46	3.31
	<hr/>	<hr/>
Average number of employees	7	6
	<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 £
Cost/valuation							
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
Depreciation							
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
Net Book Value							
as at 31 March 2021	92,800	408,218	140,436	18,849	592	1,121	662,016
Net Book Value							
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	3,114	3,030
Deferred income	28,775	-
	57,860	9,928

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2021

9. DEFERRED INCOME

	Under one year	Over one year	Total 2021
	£	£	£
At 1 April 2020	-	-	-
Additions during the year	28,775	-	28,775
Amounts released to income	-	-	-
	<u> </u>	<u> </u>	<u> </u>
At 31 March 2021	28,775	-	28,775
	<u> </u>	<u> </u>	<u> </u>

The deferred income relates to grants for future period projects.

10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR		2021 £	2020 £
Pension deficit liability	note 11	15,867	18,429
		<u> </u>	<u> </u>

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.

	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 2021	3,114	3,121	9,364	3,382	15,867	18,981
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
As at 31 March 2020	3,030	3,030	9,091	6,308	18,429	21,459
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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
	£	£	£	£	£
Unrestricted Funds					
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
Total Unrestricted Funds	<u>712,746</u>	<u>204,574</u>	<u>165,662</u>	<u>10,527</u>	<u>762,185</u>
Restricted Funds					
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
Total Restricted Funds	<u>-</u>	<u>60,986</u>	<u>33,235</u>	<u>(10,527)</u>	<u>17,224</u>
Total Funds	<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
	£	£	£	£	£
Unrestricted Funds					
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
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Unrestricted Funds	674,868	188,349	150,471	-	712,746
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Funds	674,868	188,349	150,471	-	712,746
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

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/>

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	
	£	£	£	£
Turnover				
Lettings (net of housing benefit claims)		167,141		152,607
Other Income				
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		-
		<hr/>		<hr/>
		265,560		188,349
Operating Costs				
Staff costs				
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	
	<hr/>		<hr/>	
		99,543		78,339
Facilities Management				
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		-	
	<hr/>		<hr/>	
		82,465		55,108
Administration Costs				
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	
	<hr/>		<hr/>	
		15,696		15,908
Pension fund repayment scheme		1,193		1,116
		<hr/>		<hr/>
Operating costs		198,897		150,471
		<hr/>		<hr/>
Operating surplus		66,663		37,878
		<hr/>		<hr/>

**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

Charity Number	250986
Registered Address	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
Patron	Jo Ropner LL
Trustees	
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)
Staff	
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
Key Management Personnel	Lucy Gratton
Principal Bankers	HSBC plc 34 Westgate, Ripon, North Yorkshire
Independent Examiner	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 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

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*
Business Health			
Operating Margin (overall) %	25%	20%	22%
Operating Margin (social housing) %	13%	1%	24%
EBITDA MRI - % of interest cover	0%	0%	196%
Development & Capacity			
New Supply – social housing units %	0%	0%	1%
New Supply – non-social housing units %	0%	0%	0%
Gearing %	(27%)	(16%)	34%
Outcomes			
Reinvestment %	6%	16%	6%
Asset Management			
Return on Capital Employed	8%	5%	3%
Operating Efficiency			
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

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. Clemit 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
Total comprehensive income for the year		38,912	27,751	66,663	37,878

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/>

-----2020-----

	Income and Expenditure	Designated Development Fund	Revaluation Reserve	Total
	£	£	£	£
As at 1 April 2019	472,800	-	202,068	674,868
Transfer	(25,022)	30,000	(4,978)	-
Total comprehensive income for the period	37,878	-	-	37,878
	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2020	485,656	30,000	197,090	712,746
	<hr/>	<hr/>	<hr/>	<hr/>

RIPON YMCA
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 MARCH 2021

	Note	2021 £	2020 £
Tangible fixed assets	6	662,016	632,404
Current assets			
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/>
Net current assets		133,260	98,771
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	(15,867)	(18,429)
		<hr/>	<hr/>
Total net assets		<u>779,409</u>	<u>712,746</u>
 Reserves			
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/>
Total reserves		<u>779,409</u>	<u>712,746</u>

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 £
Net cash generated from operating activities	1	116,411	46,713
Cash flow from investing activities			
Payments to acquire tangible fixed assets		(42,085)	(106,128)
Interest received		-	-
		<hr/>	<hr/>
Net cash flow from investing activities		(42,085)	(106,128)
Net change in cash and cash equivalents		74,326	(59,415)
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 £
1. Net cash generated from operating activities		
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/>
Net cash flow from operating activities	116,411	46,713
	<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**

2. SOCIAL HOUSING TURNOVER AND COSTS	2021 £	2020 £
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/>

3. OPERATING COSTS

	Unrestricted 2021 £	Restricted 2021 £	Total 2021 £	Unrestricted & total 2020 £
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/>
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/>

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/>
Average number of employees (FTE)	3.46	3.31
	<hr/>	<hr/>
Average number of employees	7	6
	<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 £
Cost/valuation							
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
Depreciation							
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
Net Book Value							
as at 31 March 2021	92,800	408,218	140,436	18,849	592	1,121	662,016
Net Book Value							
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	3,114	3,030
Deferred income	28,775	-
	57,860	9,928

RIPON YMCA

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2021

9. DEFERRED INCOME

	Under one year	Over one year	Total 2021
	£	£	£
At 1 April 2020	-	-	-
Additions during the year	28,775	-	28,775
Amounts released to income	-	-	-
	<u> </u>	<u> </u>	<u> </u>
At 31 March 2021	28,775	-	28,775
	<u> </u>	<u> </u>	<u> </u>

The deferred income relates to grants for future period projects.

10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR		2021 £	2020 £
Pension deficit liability	note 11	15,867	18,429
		<u> </u>	<u> </u>

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.

	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 2021	3,114	3,121	9,364	3,382	15,867	18,981
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
As at 31 March 2020	3,030	3,030	9,091	6,308	18,429	21,459
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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
	£	£	£	£	£
Unrestricted Funds					
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
Total Unrestricted Funds	712,746	204,574	165,662	10,527	762,185
Restricted Funds					
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
Total Restricted Funds	-	60,986	33,235	(10,527)	17,224
Total Funds	712,746	265,560	198,897	-	779,409

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
	£	£	£	£	£
Unrestricted Funds					
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
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Unrestricted Funds	674,868	188,349	150,471	-	712,746
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Funds	674,868	188,349	150,471	-	712,746
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

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/>

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	
	£	£	£	£
Turnover				
Lettings (net of housing benefit claims)		167,141		152,607
Other Income				
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		-
		<hr/>		<hr/>
		265,560		188,349
Operating Costs				
Staff costs				
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	
	<hr/>		<hr/>	
		99,543		78,339
Facilities Management				
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		-	
	<hr/>		<hr/>	
		82,465		55,108
Administration Costs				
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	
	<hr/>		<hr/>	
		15,696		15,908
Pension fund repayment scheme		1,193		1,116
		<hr/>		<hr/>
Operating costs		198,897		150,471
		<hr/>		<hr/>
Operating surplus		66,663		37,878
		<hr/>		<hr/>