

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.

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

Our Culture We are:

Holistic Fun Honest
Energetic Compassionate
Creative Advocates
Supportive Welcoming Caring
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.

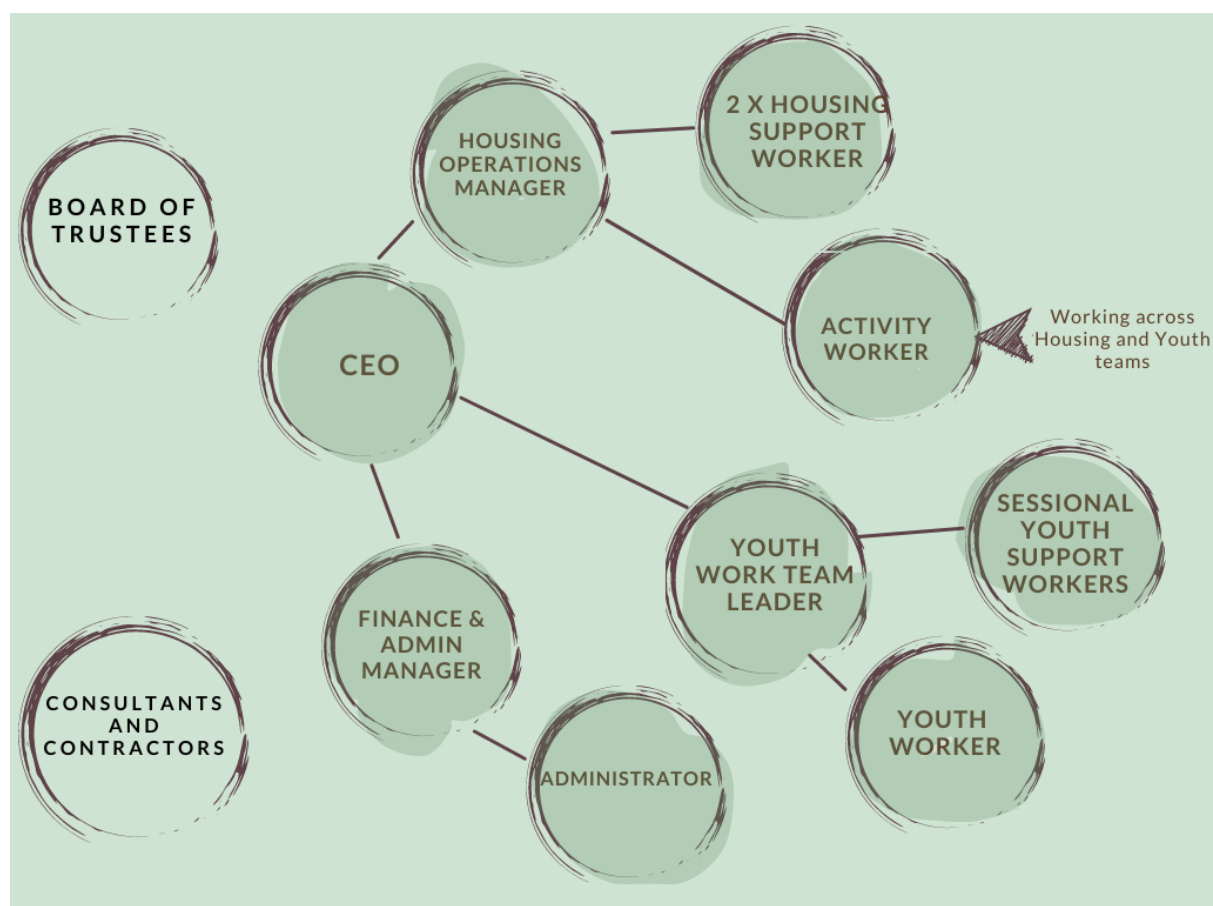
Of course, the year has not been without its challenges. Yet, I have been consistently impressed by the resilience and problem-solving spirit shown by our tenants, staff, and trustees alike. Their commitment to overcoming obstacles and working together has been inspiring.

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%

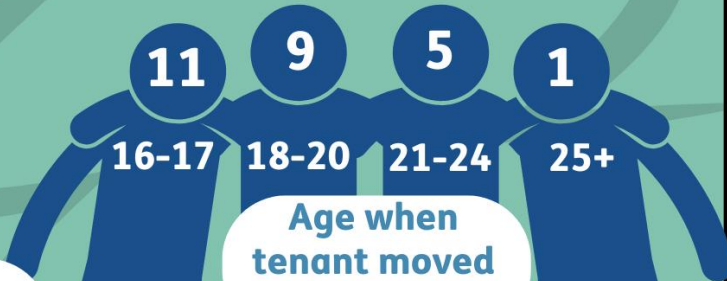
New tenants



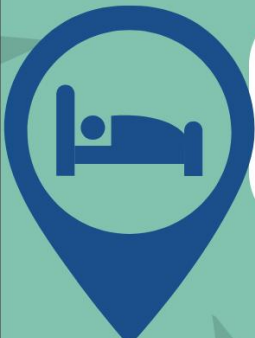
Family breakdown was the reason why 50% of tenants moved in



Tenants moved out



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



43% moved into a social housing property



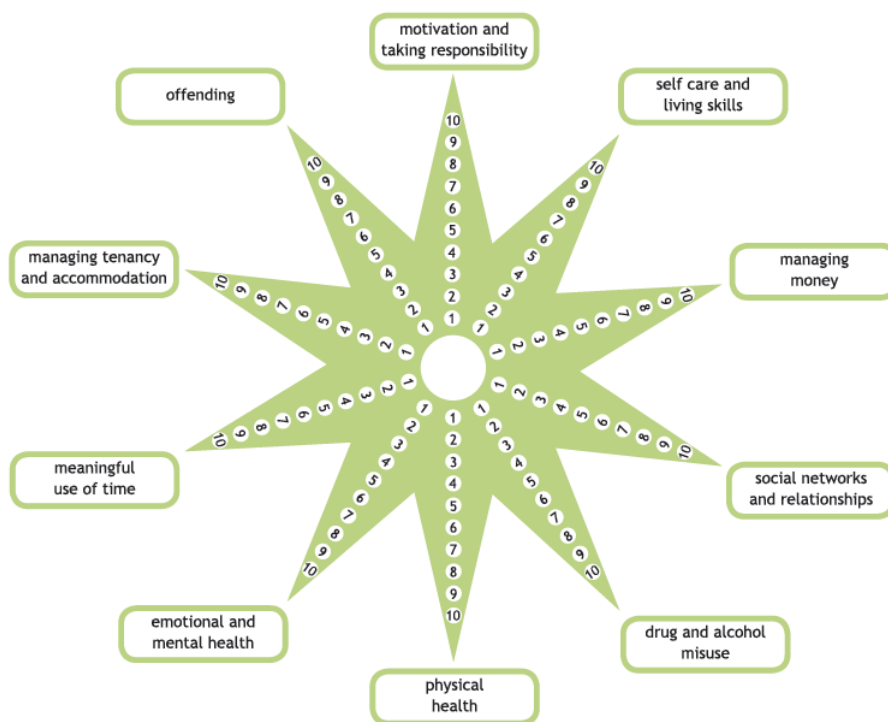
Goal 2: To provide our tenants with a Personalised Support Programme to ensure they achieve their potential.

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 2nd 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:

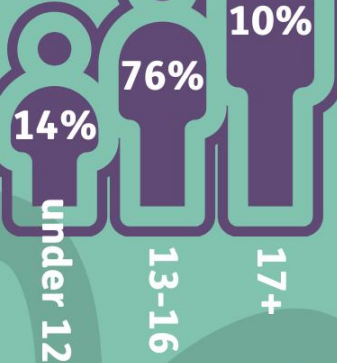
- We provide resources and information to local organisations around homelessness, mental health and safeguarding.
- We lead and chair the Ripon Youth Work Partnership.
- We enabled Teen Talk youth voice feedback and provided it to the Youth Work Partnership and Ripon City Council. A new Youth Council 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

The Ripon Youth Work Partnership have engaged with 48 professionals

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

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
BBC Children in Need
Boroughbridge Dental Services
Charles and Elsie Sykes Trust
Evolve
Farmison
HADCA
Holy Trinity Church
Lloyds Bank Foundation for England & Wales
M&S Ripon
Mary Magdalen's Chapel, Ripon
Morrisons Community Champion

The National Lottery Community Fund
NYC locality fund
Realitea
Ripon Cathedral Chapter Fund
Ripon City Council
Ripon Girls Group
Ripon Piscatorial Association
Rotary Club of Ripon
Rotary Club of Ripon Rowells
Sainsbury's Ripon
Screwfix Foundation
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
Total comprehensive income / (expenditure) for the year		177,491	(12,506)	8,540	173,525	123,975

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 £
Tangible fixed assets	6	425,365	401,919
Current assets			
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)
Net current assets		444,775	299,761
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	-	(5,065)
		<u>870,140</u>	<u>696,615</u>
Total net assets		<u>870,140</u>	<u>696,615</u>
Reserves			
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
Total reserves	12	<u>870,140</u>	<u>696,615</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

RIPON YMCA

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RIPON YMCA

TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025

REFERENCE AND ADMINISTRATIVE INFORMATION

Charity Number	250986
Registered Address	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
Patron	Jo Ropner LL
Trustees	
Chairperson	Sean McKibben (resigned as Chair 20 th November 2024, resigned as Trustee 2 nd February 2025) Ian Varnes (appointed Trustee 5 th June 2024, elected Chair 20 th November 2024)
Treasurer	Anthony Pitt
Vice Chair	Post currently vacant
Additional trustees:	Jo Thackwray Rebecca Mian Yvonne Agars Vicky Hogg
Key Management Personnel	Lucy Downes - CEO
Principal Bankers	HSBC plc 34 Westgate, Ripon, North Yorkshire
Independent Examiner	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*
Business Health			
Operating Margin (overall) %	26%	21%	18.2%
Operating Margin (social housing) %	20%	(7%)	19.8%
EBITDA MRI - % of interest cover	0%	0%	128%
Development & Capacity			
New Supply – social housing units %	0%	0%	1.3%
New Supply – non-social housing units %	0%	0%	0.27%
Gearing %	(111%)	(82%)	45%
Outcomes			
Reinvestment %	1%	1%	6.7%
Asset Management			
Return on Capital Employed	14%	11%	2.8%
Operating Efficiency			
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

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
Total comprehensive income /(expenditure) for the year		177,491	(12,506)	8,540	173,525	123,975

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)
Total comprehensive income /(expenditure) for the year		10,612	20,563	31,175	(161,488)

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)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
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
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2025	595,025	240,494	-	34,621	870,140
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

----- **Restated 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
2024 adjustment	-	-	(1,030,350)	-	(1,030,350)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
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
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2024	532,384	133,000	-	31,231	696,615
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

RIPON YMCA
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 MARCH 2025

	Note	2025 £	Restated 2024 £
Tangible fixed assets	6	425,365	401,919
Current assets			
Debtors and prepayments	7	17,487	15,757
Cash at bank and in hand		443,871	309,909
		<hr/>	<hr/>
		461,358	325,666
Creditors: Amounts falling due within one year	8	(16,583)	(25,905)
		<hr/>	<hr/>
Net current assets		444,775	299,761
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	-	(5,065)
		<hr/>	<hr/>
Total net assets		870,140	696,615
		<hr/> <hr/>	<hr/> <hr/>
Reserves			
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
		<hr/>	<hr/>
Total reserves	12	870,140	696,615
		<hr/> <hr/>	<hr/> <hr/>

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 £
Net cash generated from operating activities	1	135,061	102,946
Cash flow from investing activities			
Payments to acquire tangible fixed assets		(11,722)	(13,828)
Interest received		10,623	369
		<hr/>	<hr/>
Net cash flow from investing activities		(1,099)	(13,459)
Net change in cash and cash equivalents		133,962	89,487
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 £
1. Net cash generated from operating activities		
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/>
Net cash flow from operating activities	135,061	102,946
	<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/>

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

	Unrestricted 2025 £	Designated 2025 £	Restricted 2025 £	Total 2025 £
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)

	Unrestricted 2024 £	Restricted 2024 £	Total 2024 £
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)
	<hr/>	<hr/>	<hr/>
	298,765	28,617	327,382
	<hr/>	<hr/>	<hr/>
Housing expenditure	298,705	-	298,705
Non-housing expenditure	60	28,617	28,677
	<hr/>	<hr/>	<hr/>
	298,765	28,617	327,382
	<hr/>	<hr/>	<hr/>

4. STAFF COSTS

	2025 £	2024 £
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
	<hr/>	<hr/>
Total staff costs	258,095	186,313
	<hr/>	<hr/>
Average number of employees (FTE)	6.51	5.65
	<hr/>	<hr/>
Average number of employees (Headcount)	9	9
	<hr/>	<hr/>

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

	Freehold Land £	Housing property £	Housing furniture & equipment £	Vehicles £	Hall area furniture & equip £	Total £
Cost/valuation						
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
Depreciation						
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
Net book value						
as at 31 March 2025	-	399,331	17,826	7,853	355	425,365
Net Book value						
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**

7. DEBTORS AND PREPAYMENTS	2025	2024
	£	£
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/>
 8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	 2025	 2024
	£	£
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/>
 9. DEFERRED INCOME	 Total 2025	 Total 2024
	£	£
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/>

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

10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

	2025	2024
	£	£
Pension deficit liability (note 11)	-	5,065
	<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.

	Within one year	One to Two years	Two to Five years	After Five years	2025 Total After more than one year	Total 2024
	£	£	£	£	£	£
As at 31 March 2025	-	-	-	-	-	5,065
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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>

12. ANALYSIS OF FUNDS

	Restated Balance b/fwd 1 April 2024 £	Income £	Expenditure £	Transfers £	Balance c/fwd 31 March 2025 £
Unrestricted Funds					
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
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Unrestricted Funds	665,384	464,944	(299,959)	5,150	835,519
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Restricted Funds					
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)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Restricted Funds	31,231	90,920	(82,380)	(5,150)	34,621
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Funds	696,615	555,864	(382,339)	-	870,140
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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)

Restated 2024	Balance b/fwd 1 April 2023 £	Income £	Expenditure £	Transfers £	Balance c/fwd 31 March 2024 £
Unrestricted Funds					
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
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Unrestricted Funds	654,772	402,177	(391,565)	-	665,384
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Restricted Funds					
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;	-	34,750	(5,109)	-	29,641
RC Yorkshire & Humber Region					
Ripon City Council	-	3,470	(3,470)	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Restricted Funds	10,668	49,180	(28,617)	-	31,231
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Funds	665,440	451,357	(420,182)	-	696,615
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

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:

	£
Freehold Land fixed asset	
Value at 31 March 2024	92,800
Prior year adjustment	(92,800)
	<hr/>
Restated value at 31 March 2024	-
	<hr/> <hr/>
 Funds	
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:

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

Funds

Funds at 31 March 2023	1,695,790
Prior year adjustment	(1,030,350)
	<hr/>
Funds at 31 March 2024	665,440
	<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	
	£	£	£	£
Turnover				
Lettings (net of housing benefit claims)	371,677		276,224	
Other Income				
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	
		<hr/>		<hr/>
		528,287		415,382
Operating Costs				
Staff costs				
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	
		<hr/>		<hr/>
		242,012		190,951
Facilities Management				
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	
		<hr/>		<hr/>
		95,859		113,212
Administration Costs				
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	
		<hr/>		<hr/>
		28,268		27,857
Pension fund repayment scheme		<hr/>		<hr/>
		16,083		(4,638)
Operating costs		<hr/>		<hr/>
		382,222		327,382
Operating surplus		<hr/>		<hr/>
		146,065		88,000

**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

RIPON YMCA

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RIPON YMCA

TRUSTEES REPORT FOR THE YEAR ENDED 31 MARCH 2025

REFERENCE AND ADMINISTRATIVE INFORMATION

Charity Number	250986
Registered Address	4-5 Water Skellgate Ripon North Yorkshire HG4 1BQ
Patron	Jo Ropner LL
Trustees	
Chairperson	Sean McKibben (resigned as Chair 20 th November 2024, resigned as Trustee 2 nd February 2025) Ian Varnes (appointed Trustee 5 th June 2024, elected Chair 20 th November 2024)
Treasurer	Anthony Pitt
Vice Chair	Post currently vacant
Additional trustees:	Jo Thackwray Rebecca Mian Yvonne Agars Vicky Hogg
Key Management Personnel	Lucy Downes - CEO
Principal Bankers	HSBC plc 34 Westgate, Ripon, North Yorkshire
Independent Examiner	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*
Business Health			
Operating Margin (overall) %	26%	21%	18.2%
Operating Margin (social housing) %	20%	(7%)	19.8%
EBITDA MRI - % of interest cover	0%	0%	128%
Development & Capacity			
New Supply – social housing units %	0%	0%	1.3%
New Supply – non-social housing units %	0%	0%	0.27%
Gearing %	(111%)	(82%)	45%
Outcomes			
Reinvestment %	1%	1%	6.7%
Asset Management			
Return on Capital Employed	14%	11%	2.8%
Operating Efficiency			
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

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
Total comprehensive income /(expenditure) for the year		177,491	(12,506)	8,540	173,525	123,975

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)
Total comprehensive income /(expenditure) for the year		10,612	20,563	31,175	(161,488)

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)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
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
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2025	595,025	240,494	-	34,621	870,140
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

----- **Restated 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
2024 adjustment	-	-	(1,030,350)	-	(1,030,350)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
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
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 March 2024	532,384	133,000	-	31,231	696,615
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

RIPON YMCA
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 MARCH 2025

	Note	2025 £	Restated 2024 £
Tangible fixed assets	6	425,365	401,919
Current assets			
Debtors and prepayments	7	17,487	15,757
Cash at bank and in hand		443,871	309,909
		<hr/>	<hr/>
		461,358	325,666
Creditors: Amounts falling due within one year	8	(16,583)	(25,905)
		<hr/>	<hr/>
Net current assets		444,775	299,761
Creditors: amounts falling due after one year			
Defined benefit pension liability	10	-	(5,065)
		<hr/>	<hr/>
Total net assets		870,140	696,615
		<hr/> <hr/>	<hr/> <hr/>
Reserves			
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
		<hr/>	<hr/>
Total reserves	12	870,140	696,615
		<hr/> <hr/>	<hr/> <hr/>

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 £
Net cash generated from operating activities	1	135,061	102,946
Cash flow from investing activities			
Payments to acquire tangible fixed assets		(11,722)	(13,828)
Interest received		10,623	369
		<hr/>	<hr/>
Net cash flow from investing activities		(1,099)	(13,459)
Net change in cash and cash equivalents		133,962	89,487
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 £
1. Net cash generated from operating activities		
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/>
Net cash flow from operating activities	135,061	102,946
	<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/>

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

	Unrestricted 2025 £	Designated 2025 £	Restricted 2025 £	Total 2025 £
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)

	Unrestricted 2024 £	Restricted 2024 £	Total 2024 £
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)
	<hr/>	<hr/>	<hr/>
	298,765	28,617	327,382
	<hr/>	<hr/>	<hr/>
Housing expenditure	298,705	-	298,705
Non-housing expenditure	60	28,617	28,677
	<hr/>	<hr/>	<hr/>
	298,765	28,617	327,382
	<hr/>	<hr/>	<hr/>

4. STAFF COSTS

	2025 £	2024 £
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
	<hr/>	<hr/>
Total staff costs	258,095	186,313
	<hr/>	<hr/>
Average number of employees (FTE)	6.51	5.65
	<hr/>	<hr/>
Average number of employees (Headcount)	9	9
	<hr/>	<hr/>

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

	Freehold Land £	Housing property £	Housing furniture & equipment £	Vehicles £	Hall area furniture & equip £	Total £
Cost/valuation						
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
Depreciation						
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
Net book value						
as at 31 March 2025	-	399,331	17,826	7,853	355	425,365
Net Book value						
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**

7. DEBTORS AND PREPAYMENTS	2025	2024
	£	£
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/>
 8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	 2025	 2024
	£	£
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/>
 9. DEFERRED INCOME	 Total 2025	 Total 2024
	£	£
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/>

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

10. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

	2025	2024
	£	£
Pension deficit liability (note 11)	-	5,065
	<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.

	Within one year	One to Two years	Two to Five years	After Five years	2025 Total After more than one year	Total 2024
	£	£	£	£	£	£
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

	Restated Balance b/fwd 1 April 2024 £	Income £	Expenditure £	Transfers £	Balance c/fwd 31 March 2025 £
Unrestricted Funds					
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
	=====	=====	=====	=====	=====
Total Unrestricted Funds	665,384	464,944	(299,959)	5,150	835,519
	=====	=====	=====	=====	=====
Restricted Funds					
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)
	=====	=====	=====	=====	=====
Total Restricted Funds	31,231	90,920	(82,380)	(5,150)	34,621
	=====	=====	=====	=====	=====
Total Funds	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)

Restated 2024	Balance b/fwd 1 April 2023 £	Income £	Expenditure £	Transfers £	Balance c/fwd 31 March 2024 £
Unrestricted Funds					
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
Total Unrestricted Funds	654,772	402,177	(391,565)	-	665,384
Restricted Funds					
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;	-	34,750	(5,109)	-	29,641
RC Yorkshire & Humber Region					
Ripon City Council	-	3,470	(3,470)	-	-
Total Restricted Funds	10,668	49,180	(28,617)	-	31,231
Total Funds	665,440	451,357	(420,182)	-	696,615

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:

	£
Freehold Land fixed asset	
Value at 31 March 2024	92,800
Prior year adjustment	(92,800)
	<hr/>
Restated value at 31 March 2024	-
	<hr/> <hr/>
 Funds	
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:

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

Funds

Funds at 31 March 2023	1,695,790
Prior year adjustment	(1,030,350)
	<hr/>
Funds at 31 March 2024	665,440
	<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	
	£	£	£	£
Turnover				
Lettings (net of housing benefit claims)	371,677		276,224	
Other Income				
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
Operating Costs				
Staff costs				
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
Facilities Management				
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
Administration Costs				
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
Pension fund repayment scheme		16,083		(4,638)
Operating costs		382,222		327,382
Operating surplus		146,065		88,000