

FULHAM AND SOUTH KENSINGTON BRANCH OF THE YOUNG MEN'S CHRISTIAN ASSOCIATION

England & Wales · Charity number 251555

Details

Other names FULHAM & SOUTH KENSINGTON YMCA

Status Registered

Legal form Other

Registered 1967-06-13

Register [View on the Charity Commission register](#)

Contact

Address 1 Toland Square
London
SW15 5PA

Phone 01234357854

Email andrewmaltby@hotmail.com

Activities

Objects: 1. TO UNITE THOSE WHO, REGARDING JESUS CHRIST AS THEIR GOD AND SAVIOUR, DESIRE TO BE HIS DISCIPLES AND TO ASSOCIATE THEIR EFFORTS FOR THE EXTENSION OF HIS KINGDOM; 2. TO PROVIDE OR ASSIST IN THE PROVISION IN THE INTERESTS OF SOCIAL WELFARE OF FACILITIES FOR RECREATION AND OTHER LEISURE TIME OCCUPATION FOR PERSONS OF ALL AGES WITH OBJECT OF IMPROVING CONDITION OF THEIR LIFE. 3. 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. 4. TO RELIEVE PERSONS OF ALL AGES WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY REASON OF THEIR SOCIAL, PHYSICAL OR ECONOMIC CIRCUMSTANCES. 5. TO PROVIDE RESIDENTIAL ACCOMMODATION FOR PERSONS OF ALL AGES WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY REASON OF THEIR SOCIAL, PHYSICAL OR ECONOMIC CIRCUMSTANCES

Activities: Fulham and South Kensington YMCA makes funds or facilities available to Christian organisations and individuals who are either in particular hardship or undertaking significant work within their community or in training for such work.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Accommodation/housing, Religious Activities
- **Who:** Children/young People, Other Defined Groups

Geography

- Kent
- Staffordshire
- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£184,236	£197,799	-	-
2023-12-31	£168,524	£146,007	-	-
2022-12-31	£167,523	£105,837	-	-
2021-12-31	£248,966	£99,072	-	-
2020-12-31	£147,707	£41,965	-	-

Trustees

Name	Role	Appointed
Jonathan Andrew O'Brien	Chair	2018-01-20
ANDREW DEVEREUX MALTBY		2000-02-03
IVOR ANDREW SOWTON		1992-04-14
JEFFERY JOEL SHEPHERD		2011-10-26
Joel Andrew Shepherd		2014-05-17
Jonathan Beck McDowell		2014-05-17
Joseph Kofi Boadi		2025-07-12
Maeve Colley-Russell		2026-05-09
Martin Joseph Hartigan		2009-05-16
PAUL WILLIAM LAFFEY		2000-02-03

Linked charities

- TRUST PROPERTY ICW FULHAM AND SOUTH KENSINGTON BRANCH OF THE YMCA (251555-1)
- HORDER ROAD HALL FUND (251555-2)

Accounts

FULHAM AND SOUTH KENSINGTON

**YOUNG MEN'S CHRISTIAN
ASSOCIATION**

**REPORTS and
FINANCIAL STATEMENTS
Period ended
31 December 2024**

Charity no. 251555

**641-643 Fulham Road
London
SW6 5PU**

Annual Report of the Fulham & South Kensington YMCA

Résumé

The previous Annual Report, dated 11th May 2024, summarised activity and events during 2023/24 concerning the hostel, the three attached shops, and Cranford Road Tonbridge. This report provides an update for 2024/25, with the exception of financial transactions, which are summarised to the end of 2024.

Executive Committee Meetings

The Executive Committee (including the Property Trustees as ex officio members) meets each year immediately before the Annual Meeting. The other three main committee meetings took place on 6th July 2024, 12th October 2024 and 18th January 2025. In accordance with current regulations, all committee members are registered as Trustees.

The Hostel

The hostel is in good condition and well-presented. The lease with Springboard has been extended from 2027 to 2042 as previously agreed.

Shops

All three shops are currently leased out. Although we are now in a strong financial position, we are nonetheless aware that the current state of the economy (and therefore our income) remains uncertain. Day to day management of the properties is overseen by a local firm of Chartered Surveyors.

Future of Fulham Properties

The committee are currently discussing the disposal of the Fulham properties, and have been approached by an interested party. If this takes place, the Association's future income would be derived mainly from financial investments rather than property rentals.

Cranford Road, Tonbridge

The specialised facilities at Cranford Road continue to be enjoyed by a person with chronic special needs and her carers.

Allocation of Funds

During 2024 we have been able to make grants to support the following projects:

- (1) A total of fourteen church-based youth workers at Community Church Putney, Rise Academy (in association with The Bridge Church Battersea), St John's Chelsea, St John's Littleworth (Stafford), St Mary's West Kensington, St Matthew's Bayswater, St Matthew's Fulham, St Michael's Fulwell, St Peter's Fulham, St Stephen's Westbourne Park and The Boathouse Church Putney. (Some of these were part-time or training appointments.)

FULHAM

and
South Kensington

YMCA

- (2) An Assistant Pastor at Twynholm Baptist Church Fulham who oversees and participates in Youth Work.
- (3) A Pastor at Polesworth Baptist Church reaching out to local youth.
- (4) A Chaplain working at Fulham Boys' School
- (5) A CPAS Falcon camp which included children from Fulham who otherwise might not have been able to attend

Incorporation

The Property Trustees and the Committee continue to work towards Incorporating the Association.

Risk Assessment and Reserves Policy

When making grants we carefully assess each project before agreeing funding, performing necessary due diligence on the churches and other organisations making applications. We aim to have sufficient reserves to honour our commitments to our beneficiaries should any problems occur with our income stream.

Public Benefit

When assessing projects, the management committee has regard to the guidelines set out by the Charity Commission and the objects of the Association. Beneficiaries are requested to report on their work to the Association's Annual Meeting (where possible). The committee therefore considers that in providing accommodation for a disabled person and her carers, and in making the above grants to further various projects benefiting other Christian communities and their neighbourhoods (with a particular focus on outreach to young people) it has fulfilled the public benefit requirements of the charity and met the objects set out in our rules of association..

Conclusion

We thank God for His continued provision, and pray for wisdom as we seek to assist churches and other Christian organisations in discipling and equipping the next generation for the challenges of a rapidly changing world.

Joel Shepherd
02 May 2025

The Property Trustees

Paul Laffey, Andrew Maltby, Jonathan O'Brien, Ivor Sowton, Jeff Shepherd

The Executive Committee

Paul Laffey, Andrew Maltby (Treasurer), Martin McCauley (Chair), Joel Shepherd (Secretary), Ivor Sowton, Jeff Shepherd, Martin Hartigan, Jonathan O'Brien, and Jonathan McDowell

Balance Sheet as at 31 December 2024

	2024	2023
General Fund		
Balance Brought forward	15,860.41	73,296
Excess of income over expenditure	(13,563.46)	22,517
Transfer (to)/from designated funds	30,366.00	(79,953)
Free reserves	<u>32,662.95</u>	<u>15,860</u>
Designated reserves	273,587.00	303,953
Total funds	<u><u>£306,249.95</u></u>	<u><u>£319,813</u></u>

Represented by:

Debtor	11,767.03	35,520
Held at bank	332,651.45	329,089
Creditors	(922.00)	(605)
Rent in advance	(37,246.53)	(44,191)
Total	<u><u>£306,249.95</u></u>	<u><u>£319,813</u></u>

Notes to the accounts

Basis of preparation:

These accounts have been prepared on a receipts and payments basis and accord with s42(3) Charities Act 1993, modified for unpaid liabilities which were contracted for prior to the balance sheet date, no distinction being made between transactions of a capital or revenue nature.

Non monetary assets:

The YMCA trustees are the beneficial owners (subject to the relevant trusts) of the following assets, the legal title of which is held by the trustees:

Land and buildings

The land and buildings situated at 641-643 Fulham Road, SW6 5PU and at 1 Cranford Road, Tonbridge, Kent.

Liabilities

The are no charges over the freehold properties of the trust.

Treasurer's report to the Trustees

The accounts and statement of assets set out on this and the attached pages relating to the year ended 31 December 2024 are as approved by the committee of management

Andrew Maltby
Treasurer
02 May 2025



**Independent examiner's report to the trustees of the
Fulham and South Kensington YMCA**

I report on the accounts of the Fulham and South Kensington YMCA for the year ended 31 December 2024 which are set out on pages three and five.

Respective responsibilities of trustees and examiner

As the trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 43(2) of the Charities Act 1993 (the Act) does not apply. It is my responsibility to state, on the basis of the procedures specified in the General Directions given by the Charity Commissioners under section 43 (7)(b) of the Act, whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

To the trustees:

Independent examiner's report

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

Stuart Moffatt
London

02 May 2025

Income and expenditure account for the year ended 31 December 2024

	2024	2023
Income		
Rents	174762	164488
Insurance reimbursed	4283	3360
	<u>179045</u>	<u>167848</u>
Interest	5191	676
	<u><u>184236</u></u>	<u><u>168524</u></u>
Expenditure		
Insurance	4680	4325
Maintenance/Rates	4982	5759
Meeting expenses	2610	1891
Accountancy	0	50
Bank charges	60	60
Professional fees	11106	21841
	<u>23438</u>	<u>33927</u>
Donations		
Youth work	136558	81825
Sundry	37803	30255
	<u>174361</u>	<u>112080</u>
Total expenditure	<u><u>197799</u></u>	<u><u>146007</u></u>
Excess of expenditure over income	<u><u>(£13,563)</u></u>	<u><u>£22,517</u></u>

Designated funds

The trustees have allocated funds to meet future commitments which are held as to:

	2023	Allocated	Expended	2024
Contingency reserve	124000	1000		125000
Youth work	136189	119796	136558	119427
Other work	43764	23199	37803	29160
	<u>303953</u>	<u>143995</u>	<u>174361</u>	<u>273587</u>
Net movement in funds			<u><u>-30366</u></u>	
Movement in 2022	<u><u>224000</u></u>		<u><u>79953</u></u>	<u><u>303953</u></u>

Accounts

FULHAM AND SOUTH KENSINGTON

**YOUNG MEN'S CHRISTIAN
ASSOCIATION**

**REPORTS and
FINANCIAL STATEMENTS
Period ended
31 December 2023**

Charity no. 251555

**641-643 Fulham Road
London
SW6 5PU**

Annual Report of the Fulham & South Kensington YMCA

Résumé

The previous Annual Report, dated 13th May 2023, summarised activity and events during 2022/23 concerning the hostel, the three attached shops, and Cranford Road Tonbridge. This report provides an update for 2023/24, with the exception of financial transactions, which are summarised to the end of 2023.

Executive Committee Meetings

The Executive Committee (including the Property Trustees as ex officio members) meets each year immediately before the Annual Meeting. The other three main committee meetings took place on 8th July 2023, 14th October 2023 and 20th January 2024. In accordance with current regulations, all committee members are registered as Trustees.

The Hostel

The hostel is in good condition and well-presented. The lease with Springboard has been extended from 2027 to 2042 as previously agreed.

Shops

All three shops are currently leased out. Although we are now in a strong financial position, we are nonetheless aware that the current state of the economy (and therefore our income) remains uncertain. Day to day management of the properties is overseen by a local firm of Chartered Surveyors.

Cranford Road, Tonbridge

The specialised facilities at Cranford Road continue to be enjoyed by a person with chronic special needs and her carers.

Allocation of Funds

During 2023 our additional funds have made it possible to extend our support, which has included grants in respect of the following projects:

- (1) A total of nineteen church-based youth workers at Community Church Putney, Rise Academy (in association with The Bridge Church Battersea,), St John's Chelsea, St John's Littleworth (Stafford), St Mary's West Kensington, St Matthew's Bayswater, St Matthew's Fulham, St Michael's Fulwell, St Peter's Fulham and St Stephen's Westbourne Park. (Some of these were part-time appointments, and some youth workers left during the year.)
- (2) An Assistant Pastor at Twynholm Baptist Church Fulham who oversees and participates in Youth Work.
- (3) A student undertaking an internship with the Saltmine Trust (a Christian Theatre company).
- (4) The Stafford Passion play (also put on by the Saltmine Trust).
- (5) A CPAS Falcon camp which included children from Fulham who otherwise might not have been able to attend.



Incorporation

The Property Trustees and the Committee have instructed solicitors to advise them on the best way to modernise the 1898 Trust Deed and move towards incorporating the Association. Discussions concerning this are ongoing.

Risk Assessment and Reserves Policy

When making grants we carefully assess each project before agreeing funding, performing necessary due diligence on the churches and other organisations making applications. We aim to have sufficient reserves to honour our commitments to our beneficiaries should any problems occur with our income stream.

Public Benefit

When assessing projects, the management committee has regard to the guidelines set out by the Charity Commission and the objects of the Association. Beneficiaries are requested to report on their work to the Association's Annual Meeting (where possible). The committee therefore considers that in providing accommodation for a disabled person and her carers, and in making the above grants to further various projects benefiting other Christian communities and their neighbourhoods (with a particular focus on outreach to young people) it has fulfilled the public benefit requirements of the charity and met the objects set out in our rules of association.

Conclusion

We thank God for His continued provision, and pray for wisdom as we seek to restructure the Association to meet the challenges of the twenty-first century.

Joel Shepherd
11 May 2024

The Property Trustees

Paul Laffey, Andrew Maltby, Jonathan O'Brien, Ivor Sowton, Jeff Shepherd

The Executive Committee

Paul Laffey, Andrew Maltby (Treasurer), Martin McCauley (Chair), Joel Shepherd (Secretary), Ivor Sowton, Jeff Shepherd, Martin Hartigan, Jonathan O'Brien, and Jonathan McDowell

Balance Sheet as at 31 December 2023

	2023	2022
General Fund		
Balance Brought forward	73,296.09	97,557
Excess of income over expenditure	22,517.31	51,739
Transfer (to)/from designated funds	(79,953.00)	(76,000)
Free reserves	<u>15,860.40</u>	<u>73,296</u>
Designated reserves	<u>303,953.00</u>	<u>224,000</u>
Total funds	<u><u>£319,813.40</u></u>	<u><u>£297,296</u></u>
 Represented by:		
Debtor	35,519.90	6,937
CAF Bank	329,089.48	335,282
Creditors	(605.00)	(850)
Rent in advance	(44,190.98)	(44,073)
Total	<u><u>£319,813.40</u></u>	<u><u>£297,296</u></u>

Notes to the accounts

Basis of preparation:

These accounts have been prepared on a receipts and payments basis and accord with s42(3) Charities Act 1993, modified for unpaid liabilities which were contracted for prior to the balance sheet date, no distinction being made between transactions of a capital or revenue nature.

Non monetary assets:

The YMCA trustees are the beneficial owners (subject to the relevant trusts) of the following assets, the legal title of which is held by the trustees:

Land and buildings

The land and buildings situated at 641-643 Fulham Road, SW6 5PU and at 1 Cranford Road, Tonbridge, Kent.

Liabilities

The are no charges over the freehold properties of the trust.

Treasurer's report to the Trustees

The accounts and statement of assets set out on this and the attached pages relating to the year ended 31 December 2023 are as approved by the committee of management

Andrew Maltby
Treasurer
11 May 2024



**Independent examiner's report to the trustees of the
Fulham and South Kensington YMCA**

I report on the accounts of the Fulham and South Kensington YMCA for the year ended 31 December 2023 which are set out on pages three, five and six.

Respective responsibilities of trustees and examiner

As the trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 43(2) of the Charities Act 1993 (the Act) does not apply. It is my responsibility to state, on the basis of the procedures specified in the General Directions given by the Charity Commissioners under section 43 (7)(b) of the Act, whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

To the trustees:

Independent examiner's report

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

Stuart Moffatt
London

11 May 2024

Income and expenditure account for the year ended 31 December 2023

	2023	2022
Income		
Donations, offerings and tax recovery	0	0
Rents	164488	163693
Insurance reimbursed	3360	3516
Membership fees	0	30
	<u>167848</u>	<u>167239</u>
Interest	676	283
	<u><u>168524</u></u>	<u><u>167523</u></u>
 Expenditure		
Insurance	4325	4025
Maintenance/Rates	5759	8631
Meeting expenses	1891	1794
Accountancy	50	50
Bank charges	60	82
Mortgage payments	0	9946
Professional fees	21841	450
	<u>33927</u>	<u>24977</u>
Donations		
Youth work	81825	70852
Sundry	30255	19954
	<u>112080</u>	<u>90806</u>
Total expenditure	<u><u>146007</u></u>	<u><u>115783</u></u>
Excess of income over expenditure	<u><u>£22,517</u></u>	<u><u>£51,739</u></u>

Notes to the accounts

Designated funds

The trustees have allocated funds to meet future commitments which are held as to:

	2022	Allocated	Expended	2023
Contingency reserve	124000	0		124000
Youth work	80000	138014	81825	136189
Other work	20000	54019	30255	43764
	<u>224000</u>	<u>192033</u>	<u>112080</u>	<u>303953</u>
Net movement in funds			<u>79953</u>	
Movement in 2022	<u>148000</u>		<u>76000</u>	<u>224000</u>

Accounts

FULHAM AND SOUTH KENSINGTON

**YOUNG MEN'S CHRISTIAN
ASSOCIATION**

**REPORTS and
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Period ended
31 December 2022**

Charity no. 251555

**641-643 Fulham Road
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Résumé

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Executive Committee Meetings

The Executive Committee (including the Trustees as ex officio members) meets each year immediately before the Annual Meeting. The other three main committee meetings took place on 9th July 2022, 8th October 2022 and 21st January 2023. During the year David Griffiths gave notice that he was stepping down from the committee due to problems with his health. David first came to the YMCA as a member of the Covenanter group which met there, and subsequently joined the committee for a number of years. We are most grateful to him for his long and faithful service.

The Hostel

The hostel is in good condition and well-presented. The tenants have exercised their option to extend the current lease by a further 15 years when it expires in 2027, and a new lease is in preparation.

Shops

All three shops are currently leased out. Although we are now in a strong financial position, we are nonetheless aware that the current state of the economy (and therefore our income) remains uncertain. Day to day management of the properties is overseen by a local firm of Chartered Surveyors.

Cranford Road, Tonbridge

The specialised facilities at Cranford Road continue to be enjoyed by a person with chronic special needs and her full-time carer. A new gas central heating boiler has been installed.

Allocation of Funds

During 2022 we have been able to support the following projects:

- (1) A total of ten church-based youth workers at St. Peter's Fulham, St Matthew's Fulham, St Mary's West Kensington, St John's Chelsea, St Michael's Fulwell and St John the Baptist Littleworth, Stafford. (Some of these positions are job share or trainee appointments)
- (2) An Assistant Pastor at Twynholm Baptist Church Fulham who oversees and participates in Youth Work.



Incorporation

The Trustees and the Committee have instructed solicitors to advise them on the best way to modernise the 1898 Trust Deed and incorporate firstly the Trusteeship and ultimately, if so advised, the Association itself.

Risk Assessment and Reserves Policy

When making grants we carefully assess each project before agreeing funding, performing necessary due diligence on the churches and other organisations making applications. Because of our ongoing commitments and the need to allow for possible future loss of income we have now updated our Reserves Policy: this is detailed in the accompanying financial statements.

Public Benefit

When assessing projects, the management committee has regard to the guidelines set out by the Charity Commission and the objects of the Association. Beneficiaries are requested to report on their work to the Association's Annual Meeting (where possible). The committee therefore considers that in providing accommodation for a disabled person and her carers, and in making the above grants to further various projects benefiting other Christian communities and their neighbourhoods (with a particular focus on outreach to young people) it has fulfilled the public benefit requirements of the charity and met the objects set out in our rules of association.

Conclusion

We thank God for His continued provision, and pray for wisdom as we seek to restructure the Association to meet the challenges of the twenty-first century.

Joel Shepherd
13 May 2023

The Trustees

Paul Laffey, Andrew Maltby, Jonathan O'Brien, Ivor Sowton, Jeff Shepherd

The Executive Committee

Paul Laffey, Andrew Maltby (Treasurer), Martin McCauley (Chair), Joel Shepherd (Secretary), Ivor Sowton, Jeff Shepherd, Martin Hartigan, Jonathan O'Brien, and Jonathan McDowell

Balance Sheet as at 31 December 2022

	2022	2021
General Fund		
Balance Brought forward	97,556.61	3,487
Excess of income over expenditure	51,739.48	148,070
Transfer (to)/from designated funds	(76,000.00)	(54,000)
Free reserves	<u>73,296.09</u>	<u>97,557</u>
Designated reserves	<u>224,000.00</u>	<u>148,000</u>
Total funds	<u>£297,296.09</u>	<u>£245,557</u>
 Represented by:		
Debtor	6,937.15	7,679
Cash with CAF Bank	335,281.86	282,137
Deposits with CAF Bank	0.00	0
Creditors	(850.00)	(600)
Rent in advance	(44,072.92)	(43,660)
Total	<u>£297,296.09</u>	<u>£245,557</u>

Notes to the accounts

Basis of preparation:

These accounts have been prepared on a receipts and payments basis and accord with s42(3) Charities Act 1993, modified for unpaid liabilities which were contracted for prior to the balance sheet date, no distinction being made between transactions of a capital or revenue nature.

Non monetary assets:

The YMCA trustees are the beneficial owners (subject to the relevant trusts) of the following assets, the legal title of which is held by the trustees:

Land and buildings

The land and buildings situated at 641-643 Fulham Road, SW6 5PU and at 1 Cranford Road, Tonbridge, Kent.

Liabilities

The charge of the Stafford Railway Building Society over the freehold property in Tonbridge to secure a mortgage was redeemed during the year at a cost of c.£9,942.

Treasurer's report to the Trustees

The accounts and statement of assets set out on this and the attached pages relating to the year ended 31 December 2022 are as approved by the committee of management

Andrew Maltby
Treasurer
13 May 2023

**Independent examiner's report to the trustees of the
Fulham and South Kensington YMCA**

I report on the accounts of the Fulham and South Kensington YMCA for the year ended 31 December 2022 which are set out on pages three, five and six.

Respective responsibilities of trustees and examiner

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Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

To the trustees:

Independent examiner's report

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- 1 which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

Stuart Moffatt
London

13 May 2023

Income and expenditure account for the year ended 31 December 2022

	2022	2021
Income		
Donations, offerings and tax recovery	0	0
Rents	163693	246036
Insurance reimbursed	3516	2860
Membership fees	30	70
	<u>167239</u>	<u>248966</u>
Interest	283	0
Mortgage advance	0	0
	<u><u>167523</u></u>	<u><u>248966</u></u>
 Expenditure		
Insurance	4025	3324
Maintenance/Rates	8631	4977
Meeting expenses	1794	1206
Accountancy	50	50
Bank charges	82	97
Mortgage payments	9946	1824
Professional fees	450	16950
	<u>24977</u>	<u>28427</u>
Donations		
Youth work	70852	57178
Sundry	19954	15291
	<u>90806</u>	<u>72469</u>
Total expenditure	<u><u>115783</u></u>	<u><u>100896</u></u>
Excess of income over expenditure	<u><u>£51,739</u></u>	<u><u>£148,070</u></u>



Notes to the accounts

Designated funds

The trustees have allocated funds to meet future commitments which are held as to:

	2021	Allocated	Expended	2022
Contingency reserve	40000	84000	0	124000
Youth work	86000	64852	70852	80000
Other work	22000	17954	19954	20000
	<u>148000</u>	<u>166806</u>	<u>90806</u>	<u>224000</u>
Net movement in funds			<u>76000</u>	

Accounts

FULHAM AND SOUTH KENSINGTON

**YOUNG MEN'S CHRISTIAN
ASSOCIATION**

**REPORTS and
FINANCIAL STATEMENTS
Period ended
31 December 2021**

Charity no. 251555

**641-643 Fulham Road
London
SW6 5PU**



Annual Report of the Fulham & South Kensington YMCA

Résumé

The previous Annual Report, dated 19th May 2021 summarised activity and events during 2020/21 concerning the hostel, the three attached shops, and Cranford Road Tonbridge. This report provides an update for 2021/22, with the exception of financial transactions, which are summarised to the end of 2021.

Executive Committee Meetings

The Executive Committee (including the Trustees as ex officio members) meets each year immediately before the Annual Meeting. The other three main committee meetings took place on 1st July 2021, 14th October 2021 and 29th January 2022, and additional meetings were scheduled during the year to discuss the potential restructuring of the Association, whose trust deed was set up by a conveyance in 1898, and is in need of some modernisation. Meetings have continued to be held online, with some hybrid face-to-face/online meetings as conditions have eased. The Association's rules have now been amended to allow this, in line with Charity Commission guidelines.

The Hostel

The hostel is in good condition and well-presented. The rent review has now been successfully concluded, with a new staggered rent increase in force until the end of the current lease.

Shops

All three shops are currently leased out, and have mostly recovered from the financial difficulties caused by Covid. Although we are now in a much stronger financial position, we are nonetheless aware that the current state of the economy (and therefore our income) remains uncertain. Day to day management of the properties is overseen by a local firm of Chartered Surveyors.

Cranford Road, Tonbridge

The specialised facilities at Cranford Road continue to be enjoyed by a person with chronic special needs and her full-time carers. The property is now mortgage-free (the balance noted in the financial statements having been repaid in February 2022). It remains in good order.

Allocation of Funds

During 2021 we have been able to support the following projects

- (1) A total of nine church-based youth workers at St. Peter's Fulham, St Matthew's Fulham, St Mary's West Kensington, St John's Chelsea and St John the Baptist Littleworth, Stafford. (Some of these positions are job share or trainee appointments)
- (2) An Assistant Pastor at Twynholm Baptist Church Fulham who oversees and participates in Youth Work.



Risk Assessment and Reserves Policy

When making grants we carefully assess each project before agreeing funding, performing necessary due diligence on the churches and other organisations making applications. We continue to regard £100,000 as a minimum safe reserve; the fact that, due to back-dated rent increases, our current funds are well in excess of this amount means that we can cautiously look to support additional projects in the near future.

Public Benefit

When assessing projects, the management committee has regard to the guidelines set out by the Charity Commission and the objects of the Association. Beneficiaries are requested to report on their work to the Association's Annual Meeting (where possible). The committee therefore considers that in providing accommodation for a disabled person and her carers, and in making the above grants to further various projects benefiting other Christian communities and their neighbourhoods (with a particular focus on outreach to young people) it has fulfilled the public benefit requirements of the charity and met the objects set out in our rules of association.

Conclusion

We thank God for His provision during the recovery period, and pray for wisdom as we seek to restructure the Association to meet the challenges of the twenty-first century.

Joel Shepherd
21 May 2022

The Trustees

Paul Laffey, Andrew Maltby, Jonathan O'Brien, Ivor Sowton, Jeff Shepherd

The Executive Committee

David Griffiths, Paul Laffey, Andrew Maltby (Treasurer), Martin McCauley (Chair), Joel Shepherd (Secretary), Ivor Sowton, Jeff Shepherd, Martin Hartigan, Jonathan O'Brien, and Jonathan McDowell

Balance Sheet as at 31 December 2021

	2021	2020
General Fund		
Balance Brought forward	97,486.88	11,017
Less:		
Excess of income over expenditure	148,069.73	86,470
Surplus carried forward	<u><u>£245,556.61</u></u>	<u><u>£97,487</u></u>
 Represented by:		
Debtor	7,679.31	20,693
Cash with CAF Bank	282,137.28	103,962
Deposits with CAF Bank	0.00	0
Creditors	(600.00)	(900)
Rent in advance	(43,659.98)	(26,267)
Total	<u><u>£245,556.61</u></u>	<u><u>£97,487</u></u>

Notes to the accounts

Basis of preparation:

These accounts have been prepared on a receipts and payments basis and accord with s42(3) Charities Act 1993, modified for unpaid liabilities which were contracted for prior to the balance sheet date, no distinction being made between transactions of a capital or revenue nature.

Non monetary assets:

The YMCA trustees are the beneficial owners (subject to the relevant trusts) of the following assets, the legal title of which is held by the trustees:

Land and buildings

The land and buildings situated at 641-643 Fulham Road, SW6 5PU and at 1 Cranford Road, Tonbridge, Kent.

Liabilities

The Stafford Railway Building Society have a charge over the freehold property in Tonbridge to secure a mortgage of c.£9,580.

Treasurer's report to the Trustees

The accounts and statement of assets set out on this and the attached pages relating to the year ended 31 December 2021 are as approved by the committee of management

Andrew Maltby
Treasurer
21 May 2022



**Independent examiner's report to the trustees of the
Fulham and South Kensington YMCA**

I report on the accounts of the Fulham and South Kensington YMCA for the year ended 31 December 2021 which are set out on pages three and five.

Respective responsibilities of trustees and examiner

As the trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 43(2) of the Charities Act 1993 (the Act) does not apply. It is my responsibility to state, on the basis of the procedures specified in the General Directions given by the Charity Commissioners under section 43 (7)(b) of the Act, whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

To the trustees:

Independent examiner's report

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

Stuart Moffatt
London

21 May 2022

Income and expenditure account for the year ended 31 December 2021

	2021	2020
Income		
Donations, offerings and tax recovery	0	0
Rents	246036	144780
Insurance reimbursed	2860	2928
Membership fees	70	0
	<u>248966</u>	<u>147707</u>
Interest	0	0
Mortgage advance	0	0
	<u><u>248966</u></u>	<u><u>147707</u></u>
 Expenditure		
Insurance	3324	3365
Maintenance/Rates	4977	10186
Meeting expenses	1206	1540
Accountancy	50	50
Bank charges	97	60
Mortgage payments	1824	1886
Professional fees	16950	300
	<u>28427</u>	<u>17387</u>
Donations		
Youth work	57178	34891
Sundry	15291	8960
	<u>72469</u>	<u>43851</u>
Total expenditure	<u><u>100896</u></u>	<u><u>61238</u></u>
Excess of income over expenditure	<u><u>£148,070</u></u>	<u><u>£86,470</u></u>

Accounts

FULHAM AND SOUTH KENSINGTON

**YOUNG MEN'S CHRISTIAN
ASSOCIATION**

**REPORTS and
FINANCIAL STATEMENTS
Period ended
31 December 2020**

Charity no. 251555

**641-643 Fulham Road
London
SW6 5PU**

Annual Report of the Fulham & South Kensington YMCA

Résumé

The previous Annual Report, dated 14th May 2020 summarised activity and events during 2019/20 concerning the hostel, the three attached shops, and Cranford Road, Tonbridge. This report provides an update for 2020/21, with the exception of financial transactions, which are summarised to the end of 2020.

Executive Committee Meetings

The Executive Committee (including the Trustees as ex-officio members) meets each year immediately before the Annual Meeting. The other three main committee meetings took place on 2nd July 2020, 15th October 2020 and 21st January 2021, and additional meetings were scheduled during the year in order to monitor the financial situation more closely during the pandemic. For safety reasons these were all held online. This year's Annual Meeting and the preceding committee meeting will also be online. Although there is no direct provision for this in the rules, this is permitted under a dispensation from the Charity Commission. We plan to amend the rules to specifically include this in future.

The Hostel

The hostel is in good condition and well-presented. Following prolonged negotiations a rent review settlement could not be reached, and therefore the process was referred to arbitration.

Shops

All three shops are currently leased out, but have obviously been adversely affected by lock-downs. We are monitoring the financial situation carefully. Day to day management of the properties is overseen by a local firm of Chartered Surveyors.

Cranford Road, Tonbridge

The specialised facilities at Cranford Road continue to be enjoyed by a person with chronic special needs and her full-time carers. The initial mortgage has been repaid in full; a much smaller sum remains, which was advanced at a later date. The property, which is directly managed, remains in good order. The electrical installation was tested by a qualified contractor and certified as satisfactory on 31/08/2020. A Domestic Electrical Installation Condition Report has been issued to the Trustees, as landlords, and copies lodged with the tenant and the local authority.

Allocation of Funds

During 2020 we have been able to support the following projects

- (1) Six church-based youth workers based, respectively, at St. Peter's Fulham (two youth workers), St Matthew's Fulham, St Mary's West Kensington, St John's Chelsea and St John the Baptist Littleworth, Stafford.
- (2) An Assistant Pastor at Twynholm Baptist Church Fulham who oversees and participates in Youth Work.



Risk Assessment and Reserves Policy

When making grants we carefully assess each project before agreeing funding, performing necessary due diligence on the churches and other organisations making applications. We noted last year that we had to increase our reserve funds and reduce grants by 20% in order to survive the financial drain of an empty shop. Painful as this was, it did leave us in a stronger position when facing the much greater potential threat caused by Covid. This is, of course, by no means over, and many businesses remain vulnerable as they attempt to re-start after lock-down. We have, therefore, needed to liaise closely with our tenants and to be extremely prudent in our spending. The current reserve now stands at around £100,000; there are no plans to reduce this in the near future. We felt it necessary to suspend grants in May, and to encourage beneficiaries to make use of the government's furlough scheme, but were thankful to be able to reinstate them in September. We have continued to maintain them at this level; however, we do not plan to increase funding any further until there is more stability in the economy.

Public Benefit

When assessing projects, the management committee has regard to the guidelines set out by the Charity Commission and the objects of the Association. Beneficiaries are requested to report on their work to the Association's Annual Meeting (where possible). The committee therefore considers that in providing accommodation for a disabled person and her carers, and in making the above grants to further various projects benefiting other Christian communities and their neighbourhoods (with a particular focus on outreach to young people) it has fulfilled the public benefit requirements of the charity and met the objects set out in our rules of association.

Conclusion

We thank God for His provision during an exceptionally difficult year, and pray for wisdom as we navigate the path out of lock-down.

Joel Shepherd
19 May 2021

The Trustees

Paul Laffey, Andrew Maltby, Jonathan O'Brien, Ivor Sowton, Jeff Shepherd

The Executive Committee

David Griffiths, Paul Laffey, Andrew Maltby (Treasurer), Martin McCauley (Chair), Joel Shepherd (Secretary), Ivor Sowton, Jeff Shepherd, Martin Hartigan, Jonathan O'Brien, and Jonathan McDowell

Balance Sheet as at 31 December 2020

	2020	2019
General Fund		
Balance Brought forward	11,017.34	13,762
Less:		
Excess of income over expenditure	86,469.54	(2,744)
Surplus carried forward	<u><u>£97,486.88</u></u>	<u><u>£11,017</u></u>
Represented by:		
Debtor	20,692.68	13,608
Cash with CAF Bank	103,961.56	35,709
Deposits with CAF Bank	0.00	0
Creditors	(900.00)	(600)
Rent in advance	(26,267.36)	(37,699)
Total	<u><u>£97,486.88</u></u>	<u><u>£11,017</u></u>

Notes to the accounts

Basis of preparation:

These accounts have been prepared on a receipts and payments basis and accord with s42(3) Charities Act 1993, modified for unpaid liabilities which were contracted for prior to the balance sheet date, no distinction being made between transactions of a capital or revenue nature.

Non monetary assets:

The YMCA trustees are the beneficial owners (subject to the relevant trusts) of the following assets, the legal title of which is held by the trustees:

Land and buildings

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Liabilities

The Stafford Railway Building Society have a charge over the freehold property in Tonbridge to secure a mortgage of c.£10,908.

Treasurer's report to the Trustees

The accounts and statement of assets set out on this and the attached pages relating to the year ended 31 December 2020 are as approved by the committee of management

Andrew Maltby
Treasurer
19 May 2021

**Independent examiner's report to the trustees of the
Fulham and South Kensington YMCA**

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My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

To the trustees:

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 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

Stuart Moffatt
London

19 May 2021

Income and expenditure account for the year ended 31 December 2020

	2020	2019
Income		
Donations, offerings and tax recovery	0	0
Rents	144780	117767
Insurance reimbursed	2928	2893
Membership fees	0	60
	<u>147707</u>	<u>120720</u>
Interest	0	8
Mortgage advance	0	0
	<u><u>147707</u></u>	<u><u>120728</u></u>
Expenditure		
Insurance	3365	3381
Maintenance/Rates	10186	9336
Meeting expenses	1540	2550
Accountancy	50	50
Bank charges	60	60
Mortgage payments	1886	10948
Professional fees	300	400
	<u>17387</u>	<u>26725</u>
Donations		
Youth work	34891	81947
Sundry	8960	14800
	<u>43851</u>	<u>96747</u>
Total expenditure	<u><u>61238</u></u>	<u><u>123472</u></u>
Excess of income over expenditure	<u><u>£86,470</u></u>	<u><u>(£2,744)</u></u>