

**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**

	<b>2023</b>	<b>2022</b>
<b>General Fund</b>		
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)
<b>Free reserves</b>	<u>15,860.40</u>	<u>73,296</u>
<b>Designated reserves</b>	<u>303,953.00</u>	<u>224,000</u>
<b>Total funds</b>	<u><b>£319,813.40</b></u>	<u><b>£297,296</b></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)
<b>Total</b>	<u><b>£319,813.40</b></u>	<u><b>£297,296</b></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**

	<b>2023</b>	<b>2022</b>
<b>Income</b>		
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>
<b>Expenditure</b>		
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>
<b>Donations</b>		
Youth work	81825	70852
Sundry	30255	19954
	<u>112080</u>	<u>90806</u>
<b>Total expenditure</b>	<u><u>146007</u></u>	<u><u>115783</u></u>
<b>Excess of income over expenditure</b>	<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:

	<b>2022</b>	<b>Allocated</b>	<b>Expended</b>	<b>2023</b>
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>