



# YMCA

## YMCA EXETER

**CITY OF EXETER YMCA**

(A company limited by guarantee)

**DIRECTORS REPORT AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31 MARCH 2023**

COMPANY NUMBER 2449636  
REGISTERED CHARITY NUMBER 803226



# CONTENTS

Board of Management Annual Report	PAGE
Leadership	1
Welcome	3
Our Objectives	4
Review of Strategic Objectives	5
Our fundraising ethos	10
Mobilising support and volunteers	11
Looking Ahead	12
Trustees' Report	13
Independent Auditors' Report	23
Statement of Comprehensive Income	26
Statement of Financial Position	27
Statement of Cash Flow	27
Notes to the Accounts	28

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

## Income and Expenditure 36

The Trustees submit their report and financial statements for the year ended 31 March 2023 for the City of Exeter YMCA.

The Trustees, who are also directors of the charity for the purposes of the Companies Act, submit their annual report and the audited financial statements for the year ended 31 March 2023. The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) (Charities SORP (FRS 102)) in preparing the annual report and financial statements of the charity.

# LEADERSHIP

Since 2017, we have had a joint leadership model to foster accountability and mutual support in what can often be an isolating role. Our Joint CEOs strive to deliver a better, stronger and more effective service for our beneficiaries, our staff and our volunteers.

**Si Johns** began at YMCA Exeter in 2002 as an Assistant Housing Manager, with a background in youth work and social work. An expert in the benefits system, tribunals and disability training, Si is also a Full Chartered Member of the Chartered Institute of Housing. Si believes that this “work is all about acknowledging someone’s potential and giving them the time they need to see it for themselves.”



**Gareth Sorsby** began working at YMCA Exeter in 2010. After leaving school, Gareth gradually worked his way up to General Manager at a 4\* Cornish hotel, before moving to YMCA Exeter to help young people and ex-offenders into employment. Gareth believes strongly in early intervention and the importance of youth work programmes. Gareth specialises in strategic housing and community development.



*Photos: Si Johns and Gareth Sorsby, Joint CEOs at our Gala Dinner*



OUR VISION  
IS OF AN INCLUSIVE CHRISTIAN MOVEMENT  
TRANSFORMING  
COMMUNITIES  
WHERE ALL  
YOUNG PEOPLE  
CAN  
BELONG  
CONTRIBUTE  
AND THRIVE





# WELCOME

***“What good is it, dear brother and sisters, if you say you have faith but don’t show it by your actions? Can that kind of faith save anyone?”***

*James, Chapter 2: Verse 14*

James makes a very good point, and goes on to make many further good points, if you continue to read through Chapter 2 of James in the Bible. As a Christian organisation this is one of the key Biblical points for why we are who we are, and why we do what we do!

YMCA is a movement born out of the determination of a man called George Williams, who was very soon supported by a group of like-minded friends, to express the love and character of God to those around them.

They started as a prayer and bible study group, eager to get to learn more about God. They would meet together and pray for God to show them what was on his heart; what things mattered to God? In answer to these prayers, they soon found themselves out in the community, helping others, trying to stand up for the oppressed and tackling injustice in the world.

This is because God loves us. People are what matters to God. So the group found themselves setting up education for those who couldn’t afford it, providing medical help for those in need and even tackling the unfair working hours of that current age; founding the basis of the regulations that now ensure we have fair breaks from work, holidays, and fair pay.

YMCA Exeter was formed just 2 years after George Williams founded the first YMCA in London. He grew up in the Southwest and was married in Exeter, so it was a special place for him.

That was 180 years ago, but more recently, in the 1980s, when YMCA Exeter had another rejuvenation, it was the Local Churches working together to create a similar mission of compassion and demonstration of God’s loving character that led to the formation of a Housing Association and the construction of the St. David’s Hill building that we call our Stage 1 project today.

As we look back at a year when we were able to also create a similar sized new project in Sidwell Studios, it is good to know that those Charitable Aims set many years ago are as relevant today as they were when they were written.

To demonstrate God’s character there is no better way, and as James writes *there may be no other way*, to do so than by reaching out to the needs that

we see around us. We remain committed to providing high quality supported housing to young people who are in need, to provide supportive, constructive assistance to them to tackle any issue they are struggling with and help them achieve all that they hope for. To provide services that are holistic, utilising YMCA’s ethos of providing for Mind, Body and Spirit to ensure that young people are inspired to achieve, motivated to care for their mental wellbeing and physical health and also seek out the purpose for their lives.

We passionately believe that every person is hugely valuable and ensure that our services are welcoming to people of all faiths or none, offering young people the spaces they need to feel secure, respected, heard, and valued and speaking out on issues that affect their lives.

This also is a faith journey for us, as an organisation. As we step out in reliance upon God to guide our strategic plans and to provide for us in times of funding difficulty, we discover more and more of his generous provision and his unwavering presence to guide us. We are so thankful to have a team that can engage in seeking God’s will for the organisation, praying for each other and for the work and so often going above and beyond in their service to others.

If you are reading this Annual Report then we thank you for your interest in us as an organisation and for joining us in this journey as we reflect back on another year of the work of YMCA Exeter.





## STRATEGIC REPORT: OUR OBJECTIVES

Our Christian ethos is the foundation and inspiration for all that we do, and therefore our Strategic Objectives seek to be more than simply about organisational development; through them we seek to demonstrate the love of Christ to those around us, and seek out, welcome, inspire, speak out and serve communities in his name.

### **Remain true to our values and be obedient to God's calling**

This objective is the core of who we are and will shape all our existing and future work and the way we interact with our colleagues, partners and service users.

### **Value, develop and inspire our staff & volunteers to develop a highly skilled and motivated team**

We recognise that our staff team are our greatest resource. With them empowered and operating at high capacity we will achieve more. YMCA Exeter is committed to high quality training and planning of career progression for all our staff. We will cultivate a reputation as an employer of excellence across Exeter and beyond.

### **Continually listen to our communities to identify needs and work together to meet them**

We will ensure that communities are involved in everything we do, from needs analysis, planning new work, fundraising and delivery to create change from within.

### **Ensure our consistent financial sustainability**

YMCA Exeter is committed to ensuring our financial sustainability through first and foremost trust in God, coupled with developing a wide range of financial models including enterprise, grants, contracts and donations.

### **Grow, Expand and Deepen our work**

YMCA Exeter will strive for excellence in all we do, ensuring all our programs and services are delivered to the highest possible standard. We are committed to working in partnership with churches and with other organisations that demonstrate similar values to our own.



(Top) St. David's Hill our 31 Bed Stage 1 Residential Centre  
(bottom) Sidwell Studios, our 26 Studio Flat Stage 4 development



## REVIEW OF STRATEGIC OBJECTIVES

Remain true to our values and be obedient to God's calling.



As a Christian organisation we involve our full staff team in seeking God's guidance in how to fulfil our charitable objectives. We regularly pray together for the work of the charity and for each other as we carry out our roles. We have been blessed with the support of our President, the Right Revd. Robert Atwell, Bishop of Exeter, over the years and as he retires in September 2023, we will be prayerfully considering who we might approach to succeed him in this role. We are blessed and truly thankful for the support given by the wide range of Christian churches across Exeter and beyond. The support of the local churches through prayer and in partnering with us is a huge encouragement to us.

Our primary function remains to focus on the needs of the young people that we serve, including providing residential accommodation for young people upon terms appropriate to their means. This means we continually find new and innovative ways to provide excellent services and support that young people need, whilst keeping our accommodation pathways at a level of rent that promotes their ability to enter employment. This year we opened our new Stage 4 Development, Sidwell Studios which is aimed at tackling the 1-bedroom housing need crisis and focussing that provision on enabling young people who need to move on from Supported accommodation to have a really excellent option to do so.

Through the year we have continued to strengthen our public voice, speaking out on issues that affect young people. This has included cultivating stronger links with local and national media. We have worked closely with media outlets to develop stories that particularly shine the spotlight on the lack of affordable housing and youth homelessness. Throughout our "speaking out" we are committed to projecting a positive message, to highlight the "good work" within the difficulty, and to always be resolution focussed when challenging issues in society.

We continue to develop our work in utilising technology to make accessing our services easier for young people and the partners we work with. Including introducing mobile apps, electronic referral processes and social media content to give advice on what to do if homeless, the specific types of support YMCA Exeter offers and where to access community-based support around the city.



## REVIEW OF STRATEGIC OBJECTIVES

Value, develop and inspire our staff & volunteers to develop a highly skilled and motivated team.

It is common to hear that a staff team is the best asset to any organisation, but we really believe that our organisation *is* our staff team.

We believe that YMCA Exeter is a great place to work, and we continue to ensure every staff member feels part of the organisation, valued in their role and an essential part of planning our journey forward.

The continued impact of the Covid pandemic required us to keep adapting our services and how staff worked through the year.

We've looked at each staff member on an individual basis to ensure that we can support them to carry out their roles whilst also adapting to the changes that Covid has brought to their home situations. This has included hybrid working arrangements, new working arrangements in offices and a focus on ensuring we maintain times where the staff team interacts as a whole.



YMCA Exeter Staff Team Strategic Planning Day



YMCA Exeter Staff Team Strategic Planning Day

We continue to listen to the feedback, ideas and suggestions from our staff team and this helps us shape the services that we deliver. Over the past year, the way in which our staff team have adapted to using technology to engage young people has continued to develop. We've reviewed the working methods that were introduced due to necessity during lockdowns and distilled out the innovative new working practices that, even after relaxation of the social distancing rules, have proven to be things that service users really enjoy and engage with.

As a result, we've kept these practices and are looking to develop them further. This year we've been able to introduce our own "app" with our young people that is separate from mainstream social media allowing for more private and focussed sharing of information and communication. Our podcasts and gaming groups continue to be online communities that our young people enjoy engaging with and so continue to grow and be developed. The added advantage is that the online communities can now also be augmented with in-person get together too!

When innovation emerges in this way, we are reminded of the value in having a strong dedicated, happy and performing staff team and it reminds us that this strategic objective must remain a core pillar of our values as an organisation.



## REVIEW OF STRATEGIC OBJECTIVES

**Continually listen to our communities to identify needs and work together to meet them.**

Inviting young people to be actively involved in our services and our decision making is massively important to us. This is because young people develop a much greater understanding of the service they receive when they are involved in them, and they can understand the “why and how” those services are delivered.

Our young people continue to speak out through us and with us about the issues that they are facing and the things that are important to them. Over the past year we have again increased the number of opportunities and methods through which we can “speak out” together on the issues that young people find most important to them. We’ve been blessed by the many occasions this year where our young people have been heard across TV, Radio, printed media and the internet.

Our Sidwell Studios development, a 26 Studio Flat block of accommodation created out of an abandoned warehouse in the centre of Exeter, opened in June 2022 to its first occupants. The project is a real affordable and yet high-quality option for those young people moving on from higher supported accommodation. There are very few projects like this available and none in Exeter or the surrounding areas. As a result, the project was featured heavily in the local and national news. This gave a fantastic platform for our young people to express their thoughts and feelings about the assistance in life that they feel they need alongside how this project was helping to provide for them.



(Above) A YMCA Exeter resident introduces our new development to attendees at a Gala Dinner event.

(Left) A Resident is interviewed about the Housing Crisis for Local TV.

Another positive result of the opening of our new Sidwell Studios development and publicity it generated, was the interest it has drawn from the surrounding local authorities. Other District Authorities in Devon, Torbay Council and Plymouth City Council have all expressed a similar need for a development like Sidwell Studios for young people in their areas and we have begun discussions about how we can reach out further to help other communities in the same way we’ve been able to provide for young people in Exeter.

The great need for this type of project is not fulfilled in Exeter by any means and so we continue to explore ways to provide more fantastic opportunities for young people who need this within the city of Exeter and its immediate surroundings.



## REVIEW OF STRATEGIC OBJECTIVES

### Ensure our consistent financial sustainability.

We want YMCA Exeter to continue serving young people across Exeter and the surrounding region for many more years to come and we must ensure that we can financially sustain all our activities and be prepared for any changes that may come. To this end, we are continually thankful to God for the wisdom and provision He faithfully provides us to achieve this each year, through the provision of contracts, donations, volunteers and grants.

We are continually thankful to the grant making trusts that support our work and enable us to continue to develop more housing opportunities for homeless young people and provide the vital support services that are required to operate alongside them.

We are also grateful for the recognition of our local authorities for our work within the supported accommodation sector and the funding they provide through support contracts and accommodation payments to those young people not in work. Preventing young people from becoming homeless and working to help them overcome difficult life circumstances early on saves a vast amount of money from statutory services and many other areas that affect the public purse. We will continue to produce the evidence and factual data that shows this to assist all those making commissioning decisions to understand how economically vital prevention methods are.



(Above) Bishop Robert Attwell blesses the Artistic Challenge Rowing Team and their boat before an incredible Arctic Ocean crossing fundraising challenge.

(Left) Some of the YMCA Exeter Great West Run Team having successfully completed the challenge.



The YMCA Exeter Group structure continues to allow us to achieve more by working in partnership with YMCA Exeter Community Projects and YMCA Centres (South Molton). Through the partnership this year we have been able to further develop how YMCA Exeter Community Projects' community-based activities can play a vital part in the journey of a young person through Supported Accommodation.

Finally, we remain forever thankful and humbled by the generous donations from our many supporters and friends without whom we could not achieve all that we do. The knowledge that individuals, businesses, organisations, and churches are committed to serving the needs of our young people brings greater sustainability to our daily work.

Thank you!







## REVIEW OF STRATEGIC OBJECTIVES

### Grow, Expand and Deepen our work.

This year we were proud to bring our new Stage 4 project Sidwell Studios into existence. It opened to its first occupants in June 2022 and by October 2022 it was full up! Referrals to the project were for any young person needing to move on from higher level supported accommodation, in low paid employment or ready to be, and looking for a community of support around them as they moved. Referrals were open to all supported accommodation providers in the area as well as YMCA Exeter's own projects.

Sidwell Studios has been many years in the planning and at over a year in the actual building. It is a community of 26 high quality studio flats in a modern attractive building. Each studio flat is furnished with a double bed, wardrobe, bedside cabinet, sofa, dining table and chairs.

Each have a fully equipped kitchen and a separate bathroom making it completely self-contained. The Studio flats have a floor space of 28sqm with 2 large full height windows making them feel even more spacious than they already are. Modern Karndean flooring, cutting edge security and doors that can be operated from a young person's mobile phone finish off the attention to detail and high-quality feel of the properties.

Beyond the practical positives, Sidwell Studio's itself is a beacon of hope in the city of Exeter. It was built out of the shell of an abandoned warehouse in the middle of Exeter, and it had already had planning permission to be converted into Student Housing. Instead, YMCA Exeter have been able to transform it into 26 units of accommodation that would not otherwise exist. No other developer in Exeter is creating affordable, single person accommodation for those in supported accommodation.

Whilst feeling luxurious, they are still very affordable for the young people, the majority of whom are in employment. A comparison of rents this year showed that they were at least £300 a month cheaper than the market rate.

The young people now calling Sidwell Studios home can continue the amazing progress they've been making getting their lives and careers back on track whilst in accommodation that exceeds the quality and size of that of the most expensive and desired student accommodation in Exeter.

There is such a huge need for this type of accommodation for both those young people desperately trying to move on from supported accommodation and for others who may be limited in their options due to a lack of availability of appropriate disabled access properties with the right level of support to enable them to grow in independence, for young people coming out of care and for young people who are unable to work for a period of time due to their health. There are also thousands of people still waiting on housing registers who do not have a background of care or support needs, but have no real affordable option in cities across Devon due to rising rent and cost of living costs.

Sidwell Studios showed that these needs can be provided for with the right plan and the level of care and commitment a charity like YMCA Exeter can provide. As more Local Authorities across the Southwest express an interest in the "Sidwell Studios model" we will seek to grow and deepen what we can do in this area with those local communities and the young people that live there.



## OUR FUNDRAISING ETHOS

***“As a Christian I am aware of my responsibility to help others out of a sense of solidarity with fellow human beings.***

***It is important to work with organisations where I can see the projects to which I am contributing and form a relationship with those leading the work.***

***This is why I support YMCA Exeter”.***

*Quoted by a YMCA Exeter donor.*

YMCA Exeter is committed to the discipline of fundraising, for when we ask and receive resources, we are better equipped to share abundant life with the people we serve.

Inspired by our Christian faith, we believe that the best expression of our love for God is our love for one another. It is this understanding of God that motivates us to live hospitably, inviting ourselves and others to give generously of our resources, including time, talent and money, with those around us.

Our fundraising ethos is based on four key premises:

- We believe through the sharing of resources we can provide hospitality and we can welcome young people into a community.
- We believe our fundraising activities unite those in need with those who can give.
- We believe in the ability of all people to assist in meeting the needs of those we serve.
- We believe we are a bridge through which young and old, rich and poor, can belong, contribute and thrive within a just and fair society.





## MOBILISING SUPPORT AND VOLUNTEERS

***“[YMCA Exeter] are a phenomenal charity...They really look after the young people of the city and surrounding areas and we just really want to back them and support them.”***

*- Matt Mason, speaking about his arctic Rowing Challenge on BBC Radio.*

A primary way for individuals and companies to share their resources is through the giving of their time and expertise. This can be in the form of an individual fundraising, through a company supporting an event or through the giving of time to volunteer within YMCA Exeter.

Volunteers at YMCA Exeter include many individuals and businesses who are able to support us through their time. This is often through Corporate Social Responsibility pledges where time-bound projects directly benefit those we serve.

As the previous Covid restrictions have now lifted, we have been able to open up our doors again and welcome back the help of so many amazing individuals who support the work of YMCA Exeter through the giving of their precious time and energy, and to welcome new volunteers to our teams.

We really enjoy working with individuals and organisations across the city in order to deliver services that benefit the lives of young people.

This year we've been working on increasing the number of opportunities and the way in which young people who live within our services can get involved in volunteering within the YMCA Exeter projects. We've been adapting the policies and procedures we have in place to allow more flexibility and capacity to allow young people to step into roles within the projects, mentoring, maintaining, supporting roles within leading groups, IT and computer work.

We've seen young people be encouraged by this responsibility and felt valued by their greater inclusion in the running of services. We look forward to expanding these opportunities further in the future.



## LOOKING AHEAD

***'I can't even put it into words! It's just amazing!'***

*- a new YMCA Exeter Sidwell Studios Tenant 2022*

This year saw the opening of our new development, Sidwell Studios. This project marks our continued aim to increase our housing provision to meet the needs of young people and develop our supported housing services across four stages of graduated support, to ensure every young person can transition through their journey in the most supported way possible.

As an experienced and expert provider of supported accommodation for young people, we know that ***independence-empowering accommodation that has a thriving community*** does not appear naturally, it ***has to be intentionally created***.

We have seen many young people who have successfully progressed through supported accommodation and moved on to independent living, hit a setback; had a relapse; been a victim of something that has triggered feelings from a traumatic past, and found themselves heading towards a crisis where they once again might lose their employment, their health and their home. Our way of working prevents homelessness and also prevents relapse from restarting that cycle.

The opening of Sidwell Studios, the proof of its sustainability model and the wide interest it has drawn from other Local Authorities (as well as in Exeter), gives us full confidence to develop similar housing projects to tackle the desperate need for supported housing pathways and 1-bed accommodation across Devon.

The need for 1-bed accommodation is a significant one, making up around 65% of the total need for housing on Devon Home Choice waiting lists. YMCA Exeter will continue to focus on finding solutions to this crisis in every way it can. One of those ways will be to continue to develop and bring online new developments of accommodation like Sidwell Studios.



## HOUSING AND COMMUNITIES FOR ALL YOUNG PEOPLE

We know that there are many life situations that can prevent young people from being able to find suitable accommodation.

Those in Supported Accommodation can be particularly disadvantaged in progressing due to the lack of lower level and more affordable supported accommodation options. Our Stages of supported accommodation aim to tackle this issue.

We also are aware that many disabled young people find moving to greater independent living very difficult. There is a lack of accommodation option that promotes their independence whilst still ensuring an adequate level of provision for their additional needs. Working in partnership with others, we will seek to find options to empower disabled young people to have more independent lives in homes of their own.

YMCA Exeter's charitable aims are not limited to just those young people who have had difficulties in their lives previously, although we of course have a huge heart for them at the core of all we do. Many young people in this generation are facing the impossibilities of finding good quality affordable accommodation that meets their needs. In cities

across Devon, rents and the general cost of living is making finding accommodation from a trustworthy Landlord very difficult. Look ahead, we also will develop options for local young people to afford to live and work where they grew up, where their families are and where they want to remain.

## DEVELOPMENT OF DIGITAL SERVICES FOR CARE & SUPPORT

Through the Covid Pandemic, the importance of Digital connection for young people was clearly shown to be a critical part of how services need to be delivered. Digital Support Services and working in this way is not yet recognised and given the financial provision it deserves within the Care and Support sector as commissioning and funding of services take a long time to adapt to this level of societal change. We will seek help and funding to progress and pioneer this type of provision which is so critical to young people in particular in how they connect with others, live independently and communicate.





# TRUSTEES' REPORT



# TRUSTEES



**Paul Reisbach**  
Chair



**Will McDermid**  
Treasurer



**Emma White**



**Rita Nardone**



**Jonathan Snicker**



**Paul Lambdin**



**Sara Traynor**



**Llew Nicholls**



**Deborah  
Leighton-Plom**



**Jean-Claude Katte**



**Tom Cox**



**Lucy Herring**



**Louise Glanville**



## CHARITABLE OBJECTIVES AND PUBLIC BENEFIT

The Charity's objectives set out in its Memorandum of Association include: -

- a) 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 condition in life.
- b) To provide, construct, improve or manage houses or hostels providing residential accommodation for young persons upon terms appropriate to their means.

To meet these objectives and our public benefit requirements during this financial year, we continued to deliver our supported housing and associated services in a very challenging environment. These services are described in detail in the Board of Management Annual Report. Our provision is focused on assisting single, vulnerable young people who come from throughout Devon, and occasionally beyond.

We have increased our housing and support provision in the course of this year and are actively seeking to achieve further development in coming years.

All of our support services are provided free of charge to all our clients, amply meeting our public benefit requirements.



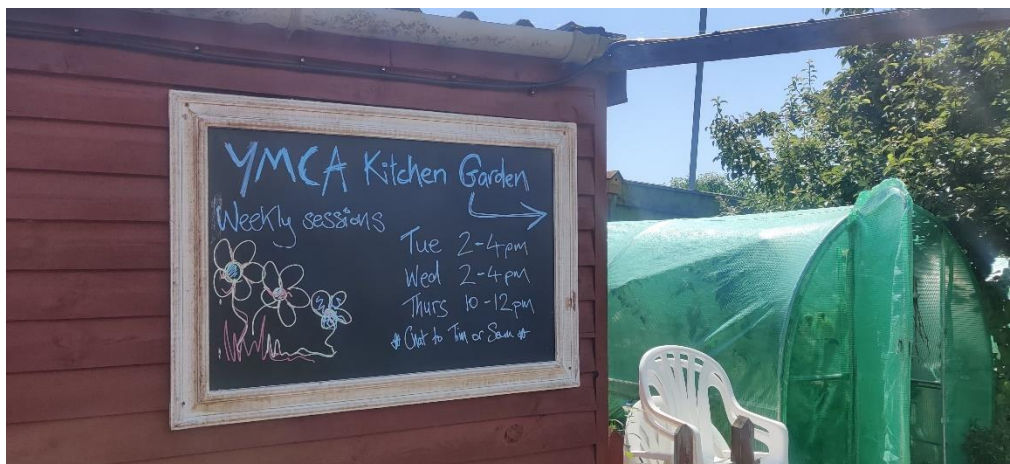


## GOVERNANCE AND FINANCIAL MANAGEMENT

The organisation is a charitable Company limited by guarantee, and a Registered Provider of Social Housing, incorporated on 5th December 1989. The Company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the Company being wound up, members are required to contribute an amount not exceeding £1.

The business of the Association is managed by the Council, also known as the Board, which may include co-opted members. The directors of the Company are also charity trustees for the purposes of charity law and, under the Company's Articles, are known as members of the Board. The Board may have between 8 and 24 members who meet monthly. They are responsible for the strategic direction, scrutiny of operational activity and policy of the charity. Five Board members need to attend each meeting to form a quorum. During 2022/23, the Board comprised ten members. The Board has resolved to limit their number to a maximum of 12 to comply with the adopted NHF Code of Governance 2022, and to ensure effective conduct of Board business.

The Board works to ensure we are meeting the expectations of our regulators, service users and other stakeholders. This is primarily achieved through regular reviews of internal policies and procedures to ensure compliance with legislative requirements and standards.



## RECRUITMENT, APPOINTMENT AND ROTATION OF BOARD MEMBERS

The Board seeks to ensure that members have a range of skills covering business and management areas, together with those with experience of working with our primary client groups. Regular skills audits are carried out and, when vacancies occur on the Board, new members are sought with appropriate skills, experience and qualifications to strengthen any identified weak areas.

Prospective Board members complete a three-stage application process. In the first instance an individual expressing an interest in joining the Board is invited to visit the Association's premises at St David's Hill to be briefed about the work of the organisation, to meet key staff, and to be given a tour of the premises. The role and responsibilities of a Board member are explained at this stage, and if the individual still wishes to join the Board, they are given a written Board Member Role Description which explains the role clearly.

The prospective Board member then completes an application form in which they outline their experience and the time, skills and knowledge they can contribute to the organisation. At this stage they may be invited to attend a Board meeting as an observer.

Once references are taken up, an interview is arranged with two members of the Board. If the interviewers are satisfied they possess the necessary skills and knowledge, then the interviewers will propose their acceptance as Board members at the next Board Meeting, subject to ratification at the next AGM.

Board members are elected for a 3-year term, with approximately one third of the Board resigning at the AGM, after which they may offer themselves for re-election. Board members may not serve more than 3 terms without a break.

All members of the Board give their time voluntarily and receive no benefits from the Association.

## BOARD MEMBER INDUCTION AND TRAINING

On being formally voted onto the Board, new members are given a Member's Pack which contains comprehensive information and documentation, which includes the constitution, organisation structure, terms of reference, previous accounts, policy documents and minutes of previous meetings.

Board members are given a formal induction programme to introduce them to their responsibilities as Board members as well as to give them an overview of every area of the organisation's work, including meeting key staff to be briefed on the day-to-day charitable activities.

The Chair is a member of the national YMCA England and Wales Chairs Network that meets twice a year for training and sharing information and experience. Other Board members are encouraged to attend training events organised by YMCA England and Wales or organised jointly by the YMCAs in the South West.

## BOARD OF MANAGEMENT AND THEIR INTERESTS

The Association is a charitable Company limited by guarantee with no share capital. Each member's liability is a contribution of £1.

The Board of Management of the Association during the year ended 31 March 2023 was:

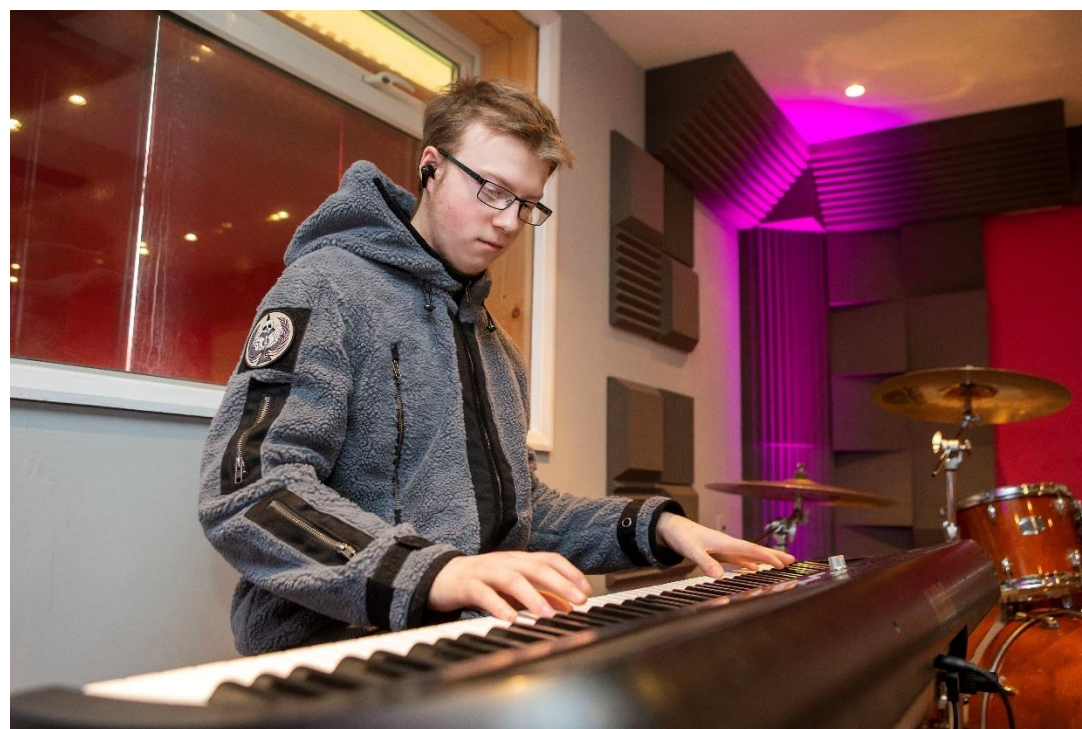
P Reisbach	(Chair)
W McDermid	(Treasurer)
P Lambdin	
J Snicker	
S Traynor	
R Nardone	
P Cloke	(Deceased 25 May 2022)
L Nicholls	(Resigned 26 September 2022)
D Leighton Plom	(Resigned 30 January 2023)
L Herring	(Appointed 26 September 2022)
E White	(Appointed 26 September 2022)
T Cox	(Appointed 30 January 2023)
L Glanville	(Appointed 31 January 2022)
J Katte	(Appointed 15 May 2023)

## MANAGEMENT STRUCTURE

The Association works in close partnership with YMCA Exeter Community Projects (a registered charity), and YMCA Centres (South Molton), sharing resources and expertise to enable both organisations to achieve more than they could separately.

Day to day responsibility of the management of the organisation rests with two Joint Chief Executive Officers, supported by a Management Team. The key personnel of the organisation is Si Johns. The Association employs a small staff team who all work closely together to ensure that the aims and objectives of the charity are met.

The Board appoints subcommittees to oversee in more detail various areas of the organisation's business, and these subcommittees report to the full Board.





## RISK MANAGEMENT

The Board has conducted a review of the major risks to which the Association is exposed. Where appropriate, systems or procedures have been established to mitigate the risks the charity faces.

Providing for the support costs during the financial year 2022-2023 is a diverse income stream model of income, combining annual block contracts alongside individual placement agreement funding, enhanced housing benefit and fundraising income. Contingency plans are in place should there be a substantial reduction in any part of the diverse funding and new models and avenues of funding are continually explored to extend the diverse income model.

Internal control risks are minimised by the implementation of procedures for authorisation of transactions and projects, with a clear statement of delegation of responsibilities to ensure that all decisions with financial implications are approved at an appropriate level (Project staff, Coordinators, Managers, Joint Chief Executive Officers, Chair or full Board, as appropriate).

Management accounts are prepared quarterly, and these are compared with the budget. The Association's Finances are monitored closely by the Management and the Board, and early action taken to mitigate any financial risks identified.

Detailed Policy and Operational Procedures are in place to ensure compliance with health and safety requirements and to ensure the safety and welfare of staff, service users and visitors to the premises, and regular reports are made to the Board. Particular attention is given to safeguarding children and vulnerable adults. These Policies and Procedures are periodically reviewed to ensure that they continue to meet the needs of the organisation as well as statutory and regulatory requirements.

## FINANCIAL PLANNING AND MONITORING

Detailed budgets are produced and approved by the Board prior to the commencement of the year to establish the level of funding required, and a funding strategy has been developed to secure the funds needed to cover this expenditure. The majority of expenditure is planned in advance to ensure that it does not exceed the annual income. Income is generated from rental income, contracts, grants, charitable donations and by providing leadership and management support to other charitable organisations.

## RESERVES POLICY

The Board has established a reserves policy to retain three months operating costs to enable it to continue operating in the event of unforeseen circumstances. Excluding depreciation, the operating costs for the year were roughly £1,124,471 requiring reserves in excess of £281,000.

Net current assets (Cash and debtors held less creditors) are £307,275 excluding short term Housing Loan and Deferred Grant income £99,192 the amount is £406,467. Restricted reserves are £102,046, which gives net current reserves of £304,421. The Board has set aside £32,487 in various property reserves for cyclical repairs and maintenance as well as refurbishment. In addition, £55,000 is allocated to a property development reserve as a retention fee for a newly built property. Therefore, there is £216,619 of unrestricted operational cash reserve as at 31 March 2023 which is under the policy of holding 3 months.

The Trustees planned a budget deficit in 2023-24 with the aim of continuing our seven-year plan of investing in housing projects. After this financial year, the Trustees are planning for a balanced budget followed by budget surpluses in subsequent years.

## INVESTMENT POLICY

As set out in the reserves policy cash may be required at relatively short notice so all funds are held in short term deposits to provide liquidity when required.

## FINANCIAL REVIEW

### Review of the Year ended 31 March 2023

Turnover from rental income increased by 36% from £713,892 to £972,480, largely due to increasing the amount of housing stock.

Support contracts income decreased by 7.5% from £192,446 to £177,930.

Other income decreased by 36% from £345,099 to £222,020 due to reduced fundraising income and donations. Last year saw increased income from these sources for the new property development project, Sidwell Studios.

Expenditure for operating costs increased by 30% from £975,524 to £1,272,148 due to the increased housing stock as well as rising costs of operations.

This created an end of year operating deficit of (£77,648) which after net finance costs gives a total comprehensive deficit for the year of (£99,829).

The balance sheet is healthy with £350,566 held in bank accounts at the end of the year. Net current assets are £406,467 (excluding short term housing loan and deferred grant income) with £102,046 being restricted reserves which are held for specific purposes and can only be used for these purposes. The remaining reserves of £304,421 are known as unrestricted reserves.

## PLANS FOR FUTURE PERIODS

The Association anticipates that it will continue to operate its existing 85 units of accommodation for the foreseeable future.

We are also looking to further increase the number of units we operate as supported housing in varying formats to meet the needs of its service users. The Association continues to diversify its income streams and tender for new contracts and opportunities.





## VALUE FOR MONEY

Value for Money (VFM) is central to delivering our mission, values and Business Strategy. As a small housing association, we are extremely conscious of the need to manage our resources and activities in the most effective manner. We are ambitious to provide our residents with the best quality services and to achieve this we must ensure that we optimise productivity from our finances, staff and suppliers. We remain committed to reducing costs or generating additional income where possible.

We serve a young community that often need high level of support. Thus, we are committed to providing services that make a positive contribution to our residents and provide an opportunity for them to grow and thrive.

VFM is not just about saving money. While we consistently aim to get the most out of what we spend, we also look for qualitative improvements, for example increasing/improving services with no increase in cost. Achieving value for money is therefore about getting the right balance between the cost of delivering our services (economy) together with how efficient and effective we are as an organisation. We are clear that as a housing association committed to delivering a community service and investing in new homes, that our efficiency approach must also be geared towards achieving our long-term vision of investment and growth.

The Regulatory Framework for housing associations includes a Value for Money standard that requires registered landlords to; manage resources economically, efficiently and effectively in our provision of housing and services, for Boards to maintain a robust assessment of VFM performance and to articulate how they will deliver VFM.

The Regulator for Social Housing (RSH) has outlined what it expects Registered Providers to deliver in relation to value for money (VFM) in its VFM standard 2018. A key requirement of the VFM standard is that an organisation understands its costs and the outcome of delivering specific services, and the underlying factors which impact these costs. The regulator has defined 7 VFM metrics, and these are the main elements of our VFM reporting and analysis, which allows us to compare against ourselves over time.

The table below contains our performance for the last three years.

	2022/23	2021/22	2020/21
<b>Reinvestment (%)</b> Considers the investment in properties (existing stock as well as new supplies) as a percentage of the value of total properties held	2%	42%	36%
<b>New supply delivered (%)</b> Number of new social housing and non-social housing homes that have been acquired or developed in the year as a proportion of total social housing and non-social housing homes owned at period end. New supply delivered (Social housing units) % New supply delivered (Non-social housing units) %	31% 0	7% 0	10% 0
<b>Gearing (%)</b> Assesses how much of the assets are made up of debt and the degree of dependence on debt finance	17%	0	0
<b>Earnings before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest cover (%)</b> A key indicator for liquidity and investment capacity. Measures the level of surplus generated compared to interest payable	700%	730%	1270%
<b>Headline Social Housing Cost per unit (£)</b> The headline social housing cost per unit as defined by the regulator. The costs include management, service charge, maintenance, major repairs and other social housing costs	9,954	11,452	10,373
<b>Operating Margin (%)</b> Demonstrates the profitability of the operating assets before exceptional expenses are taken into account. Increasing margins are one way to improve the financial efficiency of a business. Operating Margin (Social housing lettings only) Operating Margin (overall)	9.3% -6.5%	2.9% 7.8%	6.4% 12.9%
<b>ROCE (%)</b> Operating surplus to total assets less current liabilities. An assessment of the efficient investment of capital resources.	1.5%	1.6%	2.9%

## REINVESTMENT

Our ambitious seven-year plan, commencing 2018 to 2024, will see our housing stock increase to almost double. During the year, we added 26 bedspaces to the total number we provide.

## NEW SUPPLY DELIVERED

We have made good progress in acquiring properties and are on target to deliver housing units according to our seven-year plan.

## GEARING

The gearing ratio indicates that our debt level is low compared to the cost of housing properties. Our level of gearing minimises the exposure of interest rates changes. Reduced interest payments allow more cash flow to be invested into sustainable projects.

## EBITDA MRI INTEREST COVER

Our EBITDA MRI Interest Cover will fluctuate from year to year in line with void levels and other sources of income. We are content that our underlying performance is strong and demonstrates our efficiency and effectiveness in delivering robust financial results.



## HEADLINE SOCIAL HOUSING COST PER UNIT

YMCA Exeter has a relatively high cost per unit as compared to general needs housing associations. It is similar with other supported accommodation providers.

## OPERATING MARGIN

Operating margins are within the acceptable range. We aim to maintain or improve this level of margins in the next financial year.

## ROCE

ROCE has decreased in the year which is attributable to a lower operating surplus which has underperformed as compared to the increased of net assets. The reason for the decrease is the completion of a building conversion which for its first year of operation couldn't be fully occupied until the second half of the financial year.



## STATEMENT OF THE BOARD'S RESPONSIBILITIES

Charity and Company Law, Homes England and Regulator of Social Housing, requires the Board 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 the surplus or deficit for that period. In preparing these financial statements, the Board is required to:

- Select suitable accounting policies and apply them consistently;
- Observe the methods and principles in the Charities SORP (FRS102)
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the accounts on a going concern basis unless it is inappropriate to presume that the Charity will continue to operate.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable it to ensure that the financial statements comply with the Industrial and Provident Societies Act 1965 to 2002, Charities Act 2011, Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006. It is also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Board are aware:

- There is no relevant audit information of which the Charity's auditors are unaware, and
- The Board have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Charity's auditors are aware of that information.



### RELEVANT ORGANISATIONS:

#### Auditors:

Westcotts (SW) LLP, Timberly, South Street, Axminster, Devon, EX13 5AD

#### Bankers:

Bank of Scotland, PO Box 23581, Edinburgh, EH1 1WH

CAF Bank Limited, 25 Kings Hill Avenue, Kings Hill, West Malling, ME19 4JQ

#### Auditors:

Westcotts (SW) LLP has expressed its willingness to continue in office and a resolution for their reappointment will be proposed at the Annual General Meeting.

By order of the Board:

#### P Reischbach

39/41 St David's Hill, EXETER, Devon EX4 4DA

Dated: 25<sup>th</sup> September 2023



# INDEPENDENT AUDITORS' REPORT



## INDEPENDENT AUDITORS' REPORT

We have audited the financial statements of City of Exeter Y.M.C.A for the year ended 31 March 2023 which comprises the Statement of Comprehensive Income, the Statement of Financial Position and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 (FRS 102), 'the Financial Reporting Standard in the UK and Republic of Ireland'.

In our opinion the financial statements:

- Give a true and fair view of the state of the Association's affairs as at 31 March 2023 and of its income and expenditure for that year ended;
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- Have been prepared in accordance with the requirements of the Companies Act 2006, the Accounting Directive for social housing from April 2015 and section 137 of the Housing and Regeneration Act 2008.

### BASIS OF AUDIT OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## CONCLUSIONS RELATING TO GOING CONCERN

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Board of Management's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board of Management has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

## OTHER INFORMATION

The Board of Management is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

## OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Board of Management's report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Board of Management's report has been prepared in accordance with applicable legal requirements.

## MATTERS OF WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of the Board of Management's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit

## RESPONSIBILITIES OF THE BOARD OF MANAGEMENT

As described in the statement of the Board of Management's responsibilities set out on page 18, the Board of management are responsible for the preparation of accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Practice) and for being satisfied that they give a true and fair view, and for such internal control as it is deemed necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the committee of management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

## AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the Trustees and management. We communicated identified laws and regulations throughout our team, and remained alert to any indications of non-compliance throughout the audit.
- The Association is subject to laws and regulations that govern the preparation of the financial statements, including financial reporting legislation, and other companies legislation. The Association is also subject to other laws and regulations where the consequences of non-compliance could have a material impact on the amounts or disclosures within the financial statements, including employment, anti-bribery, anti-money laundering and certain aspects of companies legislation.
- Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. In any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditors](http://www.frc.org.uk/auditors) responsibilities. This description forms part of our auditor's report.

This report is made solely to the Members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Registered Social Landlord and the Members as a body, for our audit work, for this report, or for the opinions we have formed.



**Robyn Gifford-England (Senior Statutory Auditor)** for and on behalf of Westcotts (SW) LLP, Chartered Accountants, Statutory Auditors, Timberly, South Street, Axminster, Devon, EX13 5AD.

**Dated: 27 September 2023**



## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2023

	Note	2023 £	2022 £
Turnover		972,480	713,892
Operating Costs		(1,272,148)	(974,524)
Other Income	7	222,020	345,099
<b>Operating Income/(Deficit)</b>		<b>(77,648)</b>	<b>84,467</b>
Interest Receivable		123	24
Interest Payable and Similar Charges	8	(22,304)	(12,712)
<b>Total Comprehensive Income for the Year</b>		<b>(99,829)</b>	<b>71,779</b>

During 2023, £1,000 included in other income was restricted (2022: £202,676).

Included within operating costs is £1,000 of restricted expenditure (2022: £98,694).

## STATEMENT OF INCOME AND RETAINED EARNINGS

	Income and Expenditure £	Restricted Reserve £	Total £
Balance as at 1 April 2021	833,296	246,835	1,080,131
Total comprehensive income / (Expenditure) for the year	216,568	(144,789)	71,779
Balance at 31 March 2022	1,049,864	102,046	1,151,910
Total comprehensive income / (Expenditure) for the year	(99,829)	-	(99,829)
<b>Balance at 31 March 2023</b>	<b>950,035</b>	<b>102,046</b>	<b>1,052,081</b>



Tim Wells celebrates with a YMCA EXETER Resident on their completion of the Lighthouse Training Programme.

The Association's results relate wholly to continuing actions. The accompanying notes form part of these Financial Statements.

These financial statements were approved by the Board of Management on 25th September 2023.

P Reisbach  
Chair

W McDermid  
Treasurer

## STATEMENT OF FINANCIAL POSITION AT 31 MARCH 2023

	Notes	2023 £	2022 £
<b>Fixed Assets</b>			
Housing Properties	10	4,354,789	4,750,284
Tangible Fixed Assets	11	514,164	58,023
		4,868,953	4,808,307
<b>Current Assets</b>			
Debtors	12	105,914	51,380
Cash at Bank and in Hand		350,566	681,836
		456,480	733,216
<b>Creditors: amounts falling due within one year</b>	13	(149,205)	(167,471)
<b>Net Current Assets</b>		307,275	565,745
<b>Total Assets less current liabilities</b>		5,176,228	5,374,052
<b>Creditors: amounts falling due after more than one year</b>	14	(4,124,147)	(4,222,142)
<b>Total Net Assets</b>		1,052,081	1,151,910
<b>Reserves</b>			
Income and Expenditure Reserves	18	950,035	1,049,864
Restricted Reserves	19	102,046	102,046
<b>Total Reserves</b>		1,052,081	1,151,910

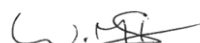
## STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31 MARCH 2023

	2022 £	2022 £
<b>Cash flows from operating activities</b>		
Surplus / (deficit) for the year	(99,829)	71,779
<i>Adjustments for:</i>		
Depreciation of housing properties and tangible assets	147,679	66,314
Amortisation of Social Housing Grant	(84,572)	(37,982)
Interest receivable and similar income	(123)	(24)
Interest payable and similar charges	22,304	12,712
<i>Changes in:</i>		
Trade and other debtors	(54,534)	(1,401)
Trade and other creditors	(18,262)	17,818
Cash generated from/(used in) operating activities	(87,337)	129,216
Interest Paid	(22,304)	(12,712)
Interest Received	123	24
Net cash from/(used in) operating activities	(109,518)	116,528
<b>Cash flows from investing activities</b>		
Purchase of fixed assets	(208,324)	(2,016,282)
Net cash from / (used in) investing activities	(317,842)	(1,899,754)
<b>Cash flows from financing activities</b>		
Social Housing Grant	-	517,363
Borrowings received	-	250,000
Repayment of borrowings	(13,428)	(9,329)
Net increase / (decrease) in cash and cash equivalents	(331,270)	(1,141,720)
Cash and cash equivalents at beginning of year	681,836	1,823,556
Cash and cash equivalents at end of year	350,566	681,836

The accompanying notes form part of these Financial Statements. These financial statements were approved by the Board of Management on 25th September 2023.



P Reischbach  
Chair



W McDermid  
Treasurer



# NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

## 1. LEGAL STATUS

The Association is registered under the Companies Act 2006 and is a registered housing provider.

## 2. ACCOUNTING POLICIES

### Basis of Accounting and Assessment of Going Concern

The financial statements of the Association are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015.

The Trustees consider that there are no material uncertainties about the Association's ability to continue as a going concern. There are no significant areas of judgement or key assumptions that affect items in the financial statements other than those included within the accounting policies described below.

The financial statements are prepared in Sterling (£).

### Turnover

Turnover represents rental income and service charges receivable net of rent and service charge losses from voids, fees and grants receivable in the year.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids. Charges for support services funded under Supporting People are recognised as they fall due under the contractual agreements with Administering Authorities.

### Housing Properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost less accumulated depreciation and impairment losses. Cost includes the cost of acquiring land and buildings, development costs, and interest charges incurred during the development period.

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that result in an increase in net rental income over the lives of the properties, thereby enhancing the economic benefit of the assets, are capitalised as improvements.

Depreciation is charged so as to write down the cost of leasehold housing properties on a straight line basis over their expected useful economic life at the following rates.

### Leasehold Properties

St David's Hill over 60 years from April 1999  
Sidwell Studios over 50 years from April 2022

### Freehold Properties

1 Philip Road, over 50 years from April 2012  
Newcourt, over 50 years from April 2015  
Exwick, over 50 years from April 2020  
Alphington, project in progress

### Impairment

All tangible fixed assets with estimated useful lives of more than 50 years are required to be reviewed annually for impairment. The Trustees have considered the assets in terms of impairment for the year end and no adjustment to the accounts was considered necessary.

## Government Grants

Government grants include grants receivable from Homes England (formally known as Homes and Communities Agency (HCA)), local authorities, and other government authorisations. Government grants received for housing properties are recognised in income over the useful life of the housing property structure under the accruals model.

Grants relating to revenue are recognised in income and expenditure over the same period as the expenditure to which they relate once reasonable assurance has been gained that the entity will comply with the conditions and that the funds will be received.

Grants due from government organisations or received in advance are included as current assets or liabilities.

If there is no requirement to recycle or repay the grant on disposal of the asset, any unamortised grant remaining within creditors is released and recognised as income in income and expenditure.

Government grants received for housing properties are subordinated to the repayment of loans agreement with the Homes England and the local city council. Government grants released on sale of a property may be repayable but are normally available to be recycled and are credited to a Recycled Capital Grant Fund and included in the statement of financial position as creditors. These grants are repayable in certain circumstances, primarily following the sale of a property.

The Social Housing Grant received by the organisation has been amortised at the same rate as the depreciation charged on the property it relates to as set out in the note above.

## Capitalisation of Interest

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of the scheme.

## Depreciation

Depreciation is provided by the Association to write off the cost less the estimated residual value of tangible fixed assets over their estimated useful economic lives as follows:

Computer Equipment – 3 years straight line

Fixtures and Fittings – 25% per annum reducing balance

Assets under construction or not yet available for use are not depreciated until they are bought to use.

The useful economic life and residual value of all fixed assets are reviewed annually.

Depreciation on these components are depreciated separately from the connected housing property at the following rates:

Roof, Access System and Stores	20 years straight line
External Doors and Windows	10 years straight line
Flat Bathroom and Kitchen Units	10 years straight line
Heating	10 years straight line
Common Flooring	5 years straight line
Kitchen and Laundry Appliances	10 years straight line
Programme Fixtures and Equipment	10 years straight line

Under Component Accounting, in addition to the structure, the housing property is divided into major components which are considered to have substantially different useful economic lives. Depreciation on these components will be implemented in the next accounting year.

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Uncertainties in these estimates relate to technological obsolescence that may change the utility of certain software and IT equipment and changes to decent homes standards which may require more frequent replacement of key components.

## Reserves

The Association establishes restricted reserves for specific purposes where their use is subject to external restrictions.

## Income Recognition

Investment income is recognised on a receivable basis. Interest is apportioned relating to the period and dividends on a received basis. Other income consists of sundry income from residents, donations received and management and administration fees.



### Expenditure Recognition

All expenditure is accounted for on an accruals basis and is recognised where there is a legal and constructive obligation to pay for the expenditure. The cost of raising funds includes all costs associated with the letting of office accommodation and internal investment management.

Charitable expenditure includes all costs relating to the furtherance of the charitable objectives. Governance costs include those incurred in the governance of the Association and its assets and are primarily associated with constitutional and statutory requirements.

### Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening or the deposit or similar account.

### Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

### Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

### Pension Costs

Pension costs for the defined contribution scheme are charged against income as they fall due.

## 3. PARTICULARS OF INCOME AND EXPENDITURE FROM SOCIAL HOUSING LETTINGS

	2023 £	2022 £
<b>Income</b>		
Rent receivable gross	366,723	260,003
Service charge income	396,932	304,592
	<u>763,656</u>	<u>564,595</u>
Amortised government grants	84,571	37,982
Targeted support contract	157,167	157,167
Resident support contract	20,763	35,279
Groupwork Grant & Sessional funding	32,000	-
Other Grants	-	150
<b>Turnover from social housing lettings</b>	<u>1,058,157</u>	<u>795,173</u>
<b>Void Losses</b> (being rental income lost as a result of a property not being let, although it is available for letting) 10% (2001: 4%)	(85,677)	(81,282)
	<u>972,480</u>	<u>713,891</u>
<b>Operating Expenditure</b>		
Management of social housing lettings	262,953	188,845
Management of resident support	281,661	194,840
Maintenance	49,556	57,430
Bad debts	4,107	2,840
Depreciation of housing properties	94,842	49,663
Depreciation of housing improvements	36,320	-
Other costs	186,764	102,155
<b>Operating expenditure on Social Housing lettings</b>	<u>916,203</u>	<u>595,773</u>
<b>Operating surplus on Social Housing lettings</b>	56,277	118,118

## 4. OPERATING INCOME/(DEFICIT)

The operating income/(deficit) is arrived at after charging / (crediting):

	2023 £	2022 £
Depreciation of housing properties	94,842	49,663
Depreciation of other tangible fixed assets	52,837	16,651
Fees payable to the Association's auditors for the audit	2,200	2,000
Fees payable to the Association's auditors for other services	4,044	4,425

## 5. KEY MANAGEMENT PERSONNEL

The aggregate remuneration of Key Management personnel in the year is: -

	2023 £	2022 £
Basic Salary	123,435	108,970
Social Security costs	12,647	10,460
Pension Contributions	8,640	7,628
	<u>144,722</u>	<u>127,058</u>

Key management consist of the Chief Executive and senior management team. The Chief Executive is the highest paid key management personnel £43,051 (2022: £38,639) and is a member of the ordinary defined contribution pension scheme.

## 6. EMPLOYEE COSTS

	2023 £	2022 £
Wages and Salaries	587,664	474,089
Social Security Costs	36,743	25,954
Employer Pension Costs	38,595	30,708
	<u>663,002</u>	<u>530,751</u>

The average number of employees during the year was:

Full time equivalent (37.5 hours per week)	<u>33</u>	<u>25</u>
	<u>27</u>	<u>21</u>

## Board Members

None of the Board members received emoluments.

## 7. OTHER INCOME

	2023 £	2022 £
Resident	423	343
Events and donations	157,208	292,136
Management and admin	64,389	52,620
	<u>220,020</u>	<u>345,099</u>

In the year, £1,000 of restricted donation income was received for training purposes. Last year, £202,676 was restricted for the Sidwell Studios project

## 8. INTEREST PAYABLE AND SIMILAR CHARGES

	2023 £	2022 £
Loans	<u>22,304</u>	<u>12,712</u>

## 9. TAXATION

City of Exeter Y.M.C.A is a registered charity and is therefore potentially exempt from taxation on its income and gains.



## 10. FIXED ASSETS - HOUSING PROPERTIES

	Leasehold £	Freehold £	Total £
<b>Cost</b>			
At 1 April 2022	3,791,489	1,530,162	5,321,651
Additions	61,146	28,900	90,046
Transfers (note 11)	(390,700)	-	(390,700)
At 31 March 2023	<u>3,461,935</u>	<u>1,559,062</u>	<u>5,020,997</u>
<b>Depreciation</b>			
At 1 April 2022	456,561	114,806	571,367
Charge for the Year	64,239	30,603	94,842
Disposals	-	-	-
At 31 March 2023	<u>520,800</u>	<u>145,409</u>	<u>666,209</u>
<b>Net Book Value</b>			
At 31 March 2023	<u>2,941,135</u>	<u>1,413,653</u>	<u>4,354,788</u>
At 31 March 2022	<u>3,334,928</u>	<u>1,415,356</u>	<u>4,750,284</u>

Housing Properties include cumulative capitalised interest of £74,293 in earlier years and staff costs of £10,440 capitalised in 2015. Interest of £2,647.42 was capitalised in 2022.

The leasehold properties are held on long term leaseholds.

Social Housing Assistance	2023 £	2022 £
Net social housing grant received at 31 March	3,930,872	3,451,491
Addition	-	517,363
Recognised in the statement of Comprehensive Income	(84,572)	(37,982)
Held as deferred income	<u>3,846,300</u>	<u>3,930,872</u>

Social housing grants are repayable if the property it relates to is sold.

## 11. FIXED ASSETS - TANGIBLE

	Building Components £	Furniture and fittings £	Computer equipment £	Total £
<b>Cost</b>				
At 1 April 2022	-	157,851	111,324	269,175
Additions	51,874	46,077	20,327	118,278
Transfers (note 10)	390,700	-	-	390,700
Disposals	-	(105,435)	(90,637)	(196,072)
At 31 March 2023	<u>442,574</u>	<u>98,493</u>	<u>41,014</u>	<u>582,081</u>
<b>Depreciation</b>				
At 1 April 2022	-	118,449	92,703	211,152
Charge for the Year	36,320	10,009	6,508	52,837
Disposals	-	(105,435)	(90,637)	(196,072)
At 31 March 2023	<u>36,320</u>	<u>23,023</u>	<u>8,574</u>	<u>67,917</u>
<b>Net Book Value</b>				
At 31 March 2023	<u>406,254</u>	<u>75,470</u>	<u>32,440</u>	<u>514,164</u>
At 31 March 2022	<u>-</u>	<u>39,402</u>	<u>18,621</u>	<u>58,023</u>

## 12. DEBTORS

	2023 £	2022 £
Other Debtors	-	1,511
Rent Arrears	41,679	25,558
Bad Debt Provision	(4,013)	(4,013)
Prepayments and Accrued Income	55,633	25,501
<b>Amounts Owed By Connected Organisations</b>		
YMCA Exeter Community Projects	12,669	2,556
YMCA Centres (South Molton)	(54)	267
	<u>105,914</u>	<u>51,380</u>

### 13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other creditors	9,505	19,822
Rent Advance	22,430	13,969
Housing loan (note 14)	14,620	14,863
Deferred grant income (note 15)	84,572	84,571
Accruals and deferred income	18,078	34,246
	<u>149,205</u>	<u>167,471</u>

### 14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Interest rate %	2023 £	2022 £
FRESH plc Loan	8.375	147,620	148,136
CAF Loan	floating	215,367	227,709
Deferred Income grant (note 15)		3,761,730	3,846,297
		<u>4,124,717</u>	<u>4,222,142</u>
Analysis of aggregate debt;			
Within 1 year		14,620	14,863
Between 2 and 5 years		63,629	63,234
After more than 5 years		298,788	312,611
		<u>377,037</u>	<u>390,708</u>

The FRESH plc loan is secured by a fixed charge on the property to which it relates and is repayable by instalments.

### 15. DEFERRED GRANT INCOME

	2023 £	2022 £
At 1 April 2022	3,930,872	3,451,491
Grant received in the year	-	517,363
Released to income in the year	(84,572)	(37,982)
At 31 March 2023	<u>3,846,300</u>	<u>3,930,872</u>
Amounts to be released within one year	84,572	84,571
Amounts to be released in more than one year	3,762,158	3,846,301
	<u>3,846,300</u>	<u>3,930,872</u>

### 16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

2023	Fixed Assets £	Net Current Assets £	Long Term Liabilities £	Total £
Unrestricted Funds	4,868,953	205,229	(4,124,147)	950,035
Restricted Funds	-	102,046	-	102,046
	<u>4,868,953</u>	<u>307,275</u>	<u>(4,124,147)</u>	<u>1,052,081</u>
2022	Fixed Assets £	Net Current Assets £	Long Term Liabilities £	Total £
Unrestricted Funds	4,808,307	463,699	(4,222,142)	1,049,864
Restricted Funds	-	102,046	-	102,046
	<u>4,808,307</u>	<u>565,745</u>	<u>(4,222,142)</u>	<u>1,151,910</u>



## 17. CONNECTED PARTIES

City of Exeter Y.M.C.A is a charitable company limited by guarantee, and a Registered Social Landlord (Number 2449636). Y.M.C.A Exeter Community Projects is an incorporated registered charity. Currently the trustees of City of Exeter Y.M.C.A and Y.M.C.A Exeter Community Projects are the same members. W McDermid and R Nardone are trustees of Y.M.C.A Centres (South Molton).

Day to day responsibility for the management of the three organisation rests with the Joint Chief Executive Officers of City of Exeter YMCA and YMCA Exeter Community Projects supported by the management team under a service level agreement between the respective organisations.

During the year the Association made payments to and received payments from YMCA Exeter Community Projects and received payments from YMCA Centres (South Molton), for shared costs and services provided. These have been charged at comparable market costs, without allowing any discounts due to the connected nature of their relationship.

Y.M.C.A Exeter Community Projects charges the Association for the work carried out by the Joint Chief Executive Officer and volunteer coordinator interns and staff running the Garden Project. In addition, the Charity charges rental of office space and room. The total charges for the year amount to £79,931 (2022: £67,886).

City of Exeter YMCA charges Y.M.C.A Exeter Community Projects for services provided; cleaning, management and administration, publicity and marketing, resources and communications support and staff supporting the Charity's project. Other charges include office expenses and provision of accommodation for interns. The charges for the year is £63,343 (2022: £55,305). The Association charges YMCA Centres (South Molton) management and administration, office costs and publicity and marketing £10,123 (2022: £7,603). The amount charged is at market rate.

At the end of the year Y.M.C.A Exeter Community Projects owed £12,669 (2022: £2,556) and Y.M.C.A Centres (South Molton) was owed £54 (2022: owed £266) by the Housing Association for costs incurred but not yet reimbursed. Nothing is included within trade creditors for amounts owed to Y.M.C.A Exeter Community Projects as at 31 March 2023 (2022: £0 included).

During the year, the Association did not reimburse any expenses to trustees for travel costs (2022: Nil).

## 18. INCOME AND EXPENDITURE RESERVES

	At 1 April 2022	Income	Expenditure	Transfers	At 31 March 2023
	£	£	£	£	£
General Reserve	656,784	1,193,623	(1,174,138)	186,279	862,548
Development Reserve	241,279	-	-	(186,279)	55,000
Property Reserve	32,487	-	-	-	32,487
Support Work Reserve	119,314	-	(119,314)	-	-
Total	1,049,864	1,193,623	(1,293,452)	-	950,035

### Development Reserve

The development reserve is set aside to fund future developments including funding towards the purchase of additional accommodation. The level of any additions or withdrawals from these designated reserves is determined by the Board throughout the year. The balance is the retention fee for a newly built property.

### Property Reserve

The Association has made designations to set aside funds to cover future expenditure on the maintenance of the St David's Hill, Philip Road and Newcourt properties. Based on the Stock Condition Survey carried out in November 2017, the Association have been allocating funds to this reserve to reach the desired level of funds for future expenditure and maintenance costs.

### Support Work Reserve

Support Work Reserve is to cover future costs of hiring and salaries of new staff who will be employed to support and manage new residents in our new property development. During the year, new staff members were supporting tenants in their journey of moving into and settling in our new property development. The expenditure mainly consists of salaries costs and support work costs.

## 19. RESTRICTED RESERVES

	At 1 April 2022	Income	Expenditure	Transfer	At 31 March 2023
	£	£	£	£	£
Training and Meeting Reserves	1,124	1,000	(1,000)	-	1,124
Resident Grants Reserve	724	-	-	-	724
East Devon YMCA Development Reserve	100,198	-	-	-	100,198
	<u>102,046</u>	<u>1,000</u>	<u>(1,000)</u>	<u>-</u>	<u>102,046</u>

### Training and Meeting

The Training and Meeting Fund is to cover the costs of departmental managers meeting with their colleagues in Y.M.C.As across the South West region to share expertise and experience.

### Resident Grants

The Residents Grant Fund is for funds awarded to individual residents by grant making trusts to participate in specific activities and training.

### East Devon YMCA Development

East Devon Y.M.C.A Development Reserve is to finance new projects in East Devon.

## 13. CAPITAL COMMITMENTS

	2023 £	2022 £
Expenditure contracted but not provided for	<u>55,000</u>	<u>198,978</u>

## 14. ACCOMMODATION IN MANAGEMENT

At 31 March 2023, the Association had 85 units in management(2022: 60).

## 15. GENERAL INFORMATION

The Association is a company limited by guarantee registered in England under the Companies Act 2006, number 2449636 and a registered charity, number 803226. The Association is registered with the Regulator of Social Housing as a registered provider of social housing, number H3905.

The registered office of the Association is 39/41 St David's Hill, Exeter, Devon EX4 4DA.





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

## INCOME AND EXPENDITURE ACCOUNT OR THE YEAR ENDED 31 MARCH 2023

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total 2023 £	Total 2022 £
<b>Income</b>				
Hostel Rent	355,961	-	355,961	339,113
Philip Road Rent	29,738	-	29,738	27,441
Newcourt Rent	126,929	-	126,929	120,917
Exwick Rent	88,660	-	88,660	77,125
Sidwell Studios	162,368	-	162,368	-
Targeted Support Contract	157,167	-	157,167	157,167
Groupwork Grant & Sessional funding	32,000	-	32,000	150
Resident Support Contract	20,763	-	20,763	35,279
Amortised Social Housing Grant	84,571	-	84,571	37,982
	1,058,157	-	1,058,157	795,174
Less: Rent Voids	(85,677)	-	(85,677)	(81,282)
	972,480	-	972,480	713,892
<b>Operating Costs</b>				
Salaries and staff costs	699,851	-	699,851	570,011
Recruitment and Training	20,989	1,000	21,989	8,025
Travelling Costs	3,391	-	3,391	724
Fundraising Salaries	33,715	-	33,715	20,266
Fundraising Costs	26,574	-	26,574	22,679
Property Maintenance	49,556	-	49,556	57,430
Insurance	9,908	-	9,908	8,486
Rent	31,094	-	31,094	26,512
Rates	28,854	-	28,854	26,799
Water, Electricity and Gas	74,993	-	74,993	50,298
Laundry Costs	-	-	-	239
Cleaning contractor	7,282	-	7,282	10,121
Cleaning and Gardening	15,257	-	15,257	11,163
Residents' Internet	5,563	-	5,563	5,456
Residents' Support Costs	26,657	-	26,657	16,241
Telephone and Postage	11,066	-	11,066	13,689
Office Expenses	18,983	-	18,983	12,179
Computer Costs	24,972	-	24,972	26,849
Leasing Charges	2,005	-	2,005	5
Affiliation Fees	7,751	-	7,751	5,681
Audit and Accountancy Fees	6,244	-	6,244	6,425
Professional Fees	10,536	-	10,536	3,178
Board Training	2,051	-	2,051	1,075
Bad Debts and Provision	4,107	-	4,107	2,840
Depreciation	147,678	-	147,678	66,314
Bank Charges	2,071	-	2,071	1,839
	1,271,148	1,000	1,272,148	974,524

# INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2023

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total 2023 £	Total 2022 £
Operating Surplus/Deficit Brought Forward	(298,668)	(1,000)	(299,668)	(260,632)
<b>Interest Receivable and Other Income</b>				
Management and Admin Support	64,389	-	64,389	52,620
Fundraising	97,220	-	97,220	157,480
Donations	43,608	1,000	44,608	123,441
Residents' Other Income	423	-	423	343
Car Park Access Rights	900	-	900	900
Sundry Income	2,320	-	2,320	6,294
Bank Interest Received	123	-	123	24
Gift Aid Income	12,160	-	12,160	4,021
	221,143	1,000	222,143	345,123
<b>Interest Payable and Similar Charges</b>				
Hostel Mortgage Interest	(12,465)	-	(12,465)	(12,546)
CAF Loan Interest	(9,839)	-	(9,839)	(166)
<b>Net (Expenditure) / Income for the Year Before Transfers</b>	(99,829)	-	(99,829)	71,779
Transfers between reserves	-	-	-	-
<b>Retained Net (Deficit)/Surplus for the Year</b>	(99,829)		(99,829)	71,779



# YMCA EXETER

39/41 St David's Hill

Exeter EX4 4DA.

T. 01392 410530

[www.ymcaexeter.org.uk](http://www.ymcaexeter.org.uk)



**Here for young people  
Here for communities  
Here for you**

YMCA enables people to develop their full potential in mind, body and spirit. Inspired by, and faithful to, our Christian values, we create supportive, inclusive and energising communities, where young people can truly belong, contribute and thrive.

FAMILY & YOUTH WORK

HEALTH & WELLBEING

HOUSING

TRAINING & EDUCATION

SUPPORT & ADVICE