

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.

Homes & Communities Agency Registered Housing Provider No. LH 4152

Registered Charity No. 1058613

Company registration No. 03241634

YEAR ENDED 31st DECEMBER 2022

FINANCIAL STATEMENTS

(a company limited by guarantee)

GRIMSBY
AND HUMBER



CLEETHORPES
REGION

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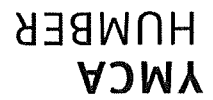
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YEAR ENDED 31 DECEMBER 2022

**YMCA
HUMBER**





OFFICERS AND PROFESSIONAL ADVISERS
YEAR ENDED 31 DECEMBER 2022



Charity number	1058613
Company number	3241634
Homes & Communities Agency registered housing provider number	LH 4152
Directors	N A Strawson P Gallant S Gallaher (Chairman) R Oxbly Bishop D Court L Flemming C Stephen Rev Mathew Rodgers J Taylor (Resigned 5 December 2022)
Chief Executive Officer	K Conway
Key management personnel	S England S Marray (Left 9 May 2023) R Baty
Registered office	21 Freeman Street Grimby North East Lincolnshire DN32 7AB
Bankers	Barclays Bank PLC 35 Victoria Street Grimby North East Lincolnshire DN31 1DE
Auditors	Forrester Boyd 26 South St. Mary's Gate Grimby DN31 1LW
Solicitors	Wilkin Chapman LLP Cartergate House 26 Chantry Lane Grimby DN31 2LJ



**BOARD REPORT (INCLUDING STRATEGIC REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2022**

The Directors of the board (who also act as Trustees of the Charity) present their report, including the strategic report, and the audited financial statements of the Grimsby, Cleethorpes and Humber Region YMCA for the year ended 31 December 2022.

Directors of the board

The Directors who held office during the year were as follows:

- | | |
|-------------------------------------|---------------|
| N A Strawson | P Gallant |
| S Gallaher | R Oxby |
| Bishop D Court | Rev M Rodgers |
| L Fleming | C Stephen |
| J Taylor (resigned 5 December 2022) | |

Business review

The Charity's principal activity is to provide youth and community work within the local area through the provision of high quality programmes in the fields of:

- **Support & Advice:** We believe every person should have someone they can trust. Support and Advice runs across our services with qualified staff providing Information, Advice and Guidance in both our accommodation and community settings.
- **Accommodation:** We believe every young person should have a safe place to stay. We provide over 100 bed spaces across North East Lincolnshire that offer a safe place to stay and 1:1 support to enable individuals, particularly young people, to gain independent living skills, to reconnect with learning, increase their employability, improve their health and wellbeing and develop their leadership potential.
- **Family Work:** We believe every family should have the support they need to develop and lead more fulfilling lives. We provide parent and toddler groups, youth clubs and out of school activities for young people and their families in North East Lincolnshire.
- **Health & Wellbeing:** We believe everyone should enjoy the benefits of good physical and mental health and wellbeing.
- **Training & Education:** We believe every young person should be able to fulfill their potential. We are developing our internal training offer to ensure our accommodation is a place of living and learning.

The way we act at YMCA is characterised by five strong and distinctive values that flow from our Christian ethos:



BOARD REPORT (INCLUDING STRATEGIC REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2022

Business review (cont'd)

We Seek Out: We actively look for opportunities to make a transformative impact on young lives in the communities where we work, and believe that every person is of equal value.

We Welcome: We offer people the space they need to feel secure, respected, heard and valued; and we always protect, trust, hope and persevere.

We Inspire: We strive to inspire each person we meet to nurture their body, mind and spirit, and to realise their full potential in all they do.

We Speak Out: We stand up for young people, speak out on issues that affect their lives, advocate for them when needed, and help them to find confidence in their own voice.

We Serve Others: We are committed to the wellbeing of the communities we serve and believe in the positive benefit of participation, locally and in the wider world.

Overview

Our Impact

During 2021 the Board of Trustees met twice to develop the 2022 – 24 strategic objectives. Significant progress was made in 2022 on the short-term objectives including –

The sale of Peaks Lane - In February 2022 the Board of Trustees agreed to accept an offer with the aim for a completion of the sale in the second quarter of 2022. The purchase took slightly longer than initially envisaged but was completed September 2022.

Establishing 21 Freeman Street as accommodation of choice – Throughout 2022, 21 Freeman Street was home, for at least one night to 188 people. All residents are either homeless or at risk of homelessness when they join us.

Of the 188 people 43 were 16-17 years old and 72 were emergency placements, of which 36 went on to be full residents. We work with them individually to devise a personal support plan, which sets out how we will assist them to gain the skills and knowledge they need to be able to manage a tenancy in the future. Through this work 16 residents gained employment, 14 participated in formal education and 16 carried out voluntary work. We also have a wellbeing team of qualified counsellors to provide a range of mental health and wellbeing activities, including 1:1 counselling where required. In 2022 our wellbeing service had 264 attendances at wellbeing drop ins and supported 84 individuals with 581 hours of 1:1 counselling.

Working in Partnership with NELC Children's services it was agreed that that the accommodation at Freeman Street was far more appropriately placed to support our care leaver than the property at Ainslie Street. All care leavers were housed at Freeman Street by November 2022 and the property was updated to allow for a partnership lease with another Housing Association.

Confirmation of future use of 1 Orwell Street – Following the closure of this property in September 2021 substantial renovation commenced in March 2022. 1 Orwell Street reopened in June 2022 as 26 self-contained studio apartments providing both supported accommodation for people who still require guidance to maintain their own tenancy, and affordable accommodation for people who are in work. These units are fully furnished, and the weekly rent includes utility bills, use of laundry facilities and Wi-Fi, making budgeting much easier for our residents as they embrace independent living.

Orwell Street residents have the benefit of help and assistance when they need it and use of the facilities available at our Freeman Street building, which is only a few minutes' walk away. Since opening 1 Orwell

As part of our Grimsby Dads Collective project which offers free support to dads, we ran a survey in October 2022 to find out what local dads would like to see in the community. We received 269 responses and 52% of young dads said they would be interested in a peer-to-peer support group – this commenced in December 2022.

In June 2022 we launched a free youth club three evenings a week. We run a wide range of sports and wellbeing activities and have been joined by experts in fields such as golf, cricket, running, and crocheting which the kids have engaged with and learnt new skills. Since the club began, we have had 220 children sign up with 35-40 children attending each session on average.

Introduction of our youth and family services – In March 2022 we introduced a free parent and toddler group to determine demand in the East Marsh. From day one we averaged 20 parents attending each session with their child(ren). We were quickly overwhelmed and began running a group every Monday morning and afternoon. Running a toddler group has had a big impact on the local community as we have become a safe, welcoming space for parents to interact with their children, whilst building friendships. Other organisations have attended our parent and toddler group to run free sessions with these parents, for example first aid tasters from Forfront Training, Warm Welcome Energy awareness, fitness classes and Healthwatch. All of which have been well received by the parents. In total we have had 128 unique attendees at our parent and toddler group and in 9 months 723 total attendances.

Bradbury cafe and conferencing – The ground floor at Freeman Street continued to go from strength to strength in 2022. The conferencing facilities received 418 external bookings from 22 different organisations. The footfall within the cafe steadily increased throughout the year, along with serving residents' breakfasts and funded pensioners' lunches.

Community properties – The Housing First project at Lancaster Avenue and Lawson Avenue continue to provide stable accommodation for 4 highly complex residents receiving intensive support, to allow them to maintain tenancies for an extended duration. One resident moved to fully supported accommodation due to deteriorating health.

Each of the residents living in the house have an allocated support officer who will provide person-centred support in areas such as budgeting, mental health, and daily living skills. The support officers will also talk about caring for baby and give advice. Living in a shared house also gives new mums the opportunity to share this experience with each other. When the residents feel they are ready, their support officer will look at move-on options with them and support with the process to successfully move them on into their own accommodation with baby.

Creation of mother and baby accommodation at Brighowgate – In March 2022, we transformed one of our community houses into a parent and baby house as we were receiving referrals for single parents with a baby but were unable to offer suitable accommodation. With several referrals coming through, it was clear there was a gap in the area. The house has 4 bedrooms, a shared lounge, shared kitchen and two shared bathrooms, all fully furnished. Since opening the house, five mothers and babies have lived there, with three positive move-ons.

The desire for people to move-on to a one bedroomed property became ever more apparent in 2022, especially with the introduction of the Orwell Street studios. This resulted in the shared house property on Halton Avenue being shut at the end of November 2022, due to low demand for this type of accommodation. The property was marketed for sale, along with discussions taking place with other Housing Association for potential partnership working.

Street we had 30 people spend at least one night there. 26% of the residents are in employment and 37% of the residents have moved-on from our Freeman Street accommodation.

Business review (cont'd)

BOARD REPORT (INCLUDING STRATEGIC REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2022

YMCA
HUMBER





BOARD REPORT (INCLUDING STRATEGIC REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2022

Business review (cont'd)

Our People

In 2022 20 staff left the organisation, and we welcomed 18 new starters including, youth team members, support coaches, cafe staff, Finance Officer and administration. One trustee, Jo Taylor left the Board of Trustees.

All new starters received a personalised induction program. Staff training in 2022 included 3 day First Aid at Work training, reflective practice sessions and workshops on give it to get it, respect training, housing benefit, looked after children, County lines and alcohol misuse.

Despite increased cost of living the organisation continued to achieve full accreditation through the Living Wage Foundation as a real living wage employer. In October 2022 a restructuring was carried out to reflect the changing needs of the organisation. Coaches' roles were split into Housing and Welfare Officers and Resident Support Officers to ensure specific support for residents in both maintaining tenancies and preparing for move-on. The maintenance team was also restructured to introduce caretaker roles to carry out both maintenance and cleaning activities.

Volunteering opportunities became a real focus for the organisation in 2022. In June the organisation appointed a Resident Volunteer Coordinator who supported 16 residents to deliver over 2,000 volunteering hours in the Bradbury cafe, housekeeping, and horticulture. The volunteers were celebrated at the inaugural volunteer awards evening in November 2022

Income Generation

Housing benefit claims for Orwell Street were submitted and agreed. NELC Housing Related Support contracts continued to be delivered. Income steadily increased throughout 2022 through conference room hire and cafe takings. A vending machine was installed in 21 Freeman Street at the end of 2022 to increase income when the cafe is closed.

The leadership team worked hard in 2022 to secure additional funding to support the newly introduced youth, family and community offerings. The following grants and donations were received in 2022:

Allotment	£103
Active Humber	£24,210
Household support grant	£20,000
Health & Youth Justice	£2,000
Household support grant	£10,000
YMCA E&W Room	£5,832
Sponsorship	£100
Children's Christmas event	£1,000
Step to Success	£10,548
Cudox	£6,914
YMCA E&W Retail	£28,297
Young Dads	£3,778
Parent & Toddler	£3,778

Funding was also secured for youth activities from the Police Crime Commissioner, with the instalment of income being paid in January 2023.

In July 2022 the Board of Trustees and Senior Leadership team reviewed the ongoing strategic plan. This reviewed resulted in refreshed operating principles –

- Everything we do is exceptional quality.
- People we support and engage with feel safe and always welcomed.
- Our developments and plans are built on need and have long term sustainability.
- We strive to develop an extended 'YMCA Family' which allows people to have a fair chance to discover who they are and what they can become.

The board also agreed the key three strategic objectives linked to accommodation, youth and family and income generation. In 2023 the key focuses will include -

- 1 - Providing exceptional **Accommodation and Support** within North East Lincolnshire for single people aged over 16 and mums with children under the age of two. In 2023 the key focuses will include -

- Reconfigure double rooms in Freeman Street.
- Implementing new Housing system to support evaluation of residents' journeys.
- Implementing regulatory requirements for supported accommodation for 16/17-year-olds.
- Explore options for additional single bed move on accommodation within the Grimbsby and Cleethorpes area.

2 - 'Extend our 'YMCA family' to cover targeted **Family and Youth work** within North East Lincolnshire.' In 2023 the key focuses will include –

- Deliver youth services which incorporate health and wellbeing activities.
- Introduce an active youth panel.
- Deliver unique HAF sessions in Easter, summer holidays and Christmas 2023.
- Launch a 'Grimbsby dads' peer group to support local dads and fulfill the Coram contract.
- Generate new initiatives to fill gaps in partnership with the NELC Youth Alliance to help shape the regional youth vision and be instrumental in the allocation of grant funding.

3 - 'Generate enough income to support the sustainability of our non-accommodation elements of our business'. In 2023 the key focuses will include –

- Increase café and conferencing turnover by maximising ground floor spaces at Freeman Street and Orwell Street with extended hours access for external partners to help improve our community offering.
- Secure a long term outside space and funding to deliver sports, health and wellbeing activities for residents, youth clubs, and local partners.

Principal risks and uncertainties

Looking ahead to 2023, two significant risks are on the horizon –

- Bank of England base rate increases.
- Impact of inflation and cost of living increases on staff turnover.

The Association aims to keep its supported accommodation at an affordable level of rent and in a properly maintained condition. In accordance with the Housing Act 2004, the Charity sets out internal control procedures to protect its assets and regularly carries out an audit of its rent accounting system.

The Association has in place a risk management action plan that sets out risks and their likelihood of occurrence. The action plan also covers the process for the monitoring and hence mitigation of risks where possible, through reviewing the risk register at Board and Sub-Committee meetings, making changes to the register as appropriate.

Key Policies

Directors are also encouraged to attend external training events, which assist them in undertaking the role.

New Directors undergo informal orientation sessions, which include invitation to a meeting with the Chair prior to becoming a director, visiting the registered office of the Charity to familiarise themselves in the way the organisation carries out its day to day duties and implements decisions. Business planning, the Memorandum and Articles of Association and financial performance are also covered, and an induction pack is provided, together with a one to one briefing session with the Chief Executive Officer.

Director induction and training

YMCA Humber have ensured compliance with the Governance and Financial Viability Standard.

- People and Policy Sub Committee
- Finance Sub Committee
- Development Sub Committee
- Transformation Sub Committee

YMCA 'Humber's' Governance Arrangements consists of four sub committees with delegated powers:

Every director shall be appointed by the directors for an initial term of up to 3 years and may be reappointed for two further such terms of up to 3 years. No Director may serve more than nine consecutive years in office, without taking leave from office of at least one year, or without formal consent from the board members. In accordance with the Associations Articles of Association on 26th November 2018 the Board agreed to extend the tenure of two Trustees, Niel Strawson and Paul Gallant, in order to retain the required specialist knowledge needed by the association at that time, taking into account the need to review and progressively refresh the Board.

The number of directors shall not exceed fourteen and shall not be less than four. In accordance with the Memorandum and Articles of Association the membership of the board consists of the chair and the treasurer, plus such other directors as the board shall from time to time decide.

Governance and management

We continue to monitor these risks on a regular basis with robust internal systems and processes, in addition to our Risk Register which is a standing agenda item at our Development, Finance, Transformation and People and Policy Committees.



- Proportionality – to ensure pay is fair and consistent across the Association.
- Affordability – salary levels are set with due consideration to organisational income and predicted financial performance.
- Recruitment and Retention – we know that sometimes we need to offer remuneration levels that will attract and retain the skills and competencies that we need to maximise the impact we are able to have. We want to recruit the best people for the job.
- Value for Money – ensuring salaries connect to performance of key personnel, working productively for the Association and the beneficiaries we serve.

We set our salary levels through a process of local benchmarking from both the local market and available YMCA benchmarking information. We also take into consideration:

Arrangements for setting pay and remuneration of key management personnel

The Charity firmly believes in equal opportunities, personal development and in ongoing training opportunities. The Charity wishes all staff to be trained to their maximum potential. New staff are appointed on the basis of merit only. The Charity encourages staff involvement and is committed to ensuring the health, safety and welfare of all staff.

Employees

During the year the Charity purchased and maintained liability insurance for its Directors.

Director and officer indemnity insurance

When agreeing terms of business, it is the policy of the Charity to establish terms of payment with suppliers wherever practicable.

Payment policy

Throughout the year the Charity's policy has been to ensure flexibility and continuity of funding through the use of deposits.

Liquidity

The main financial risks to which the Charity is exposed relate to changes in the Government's funding of specialist housing and bank mandates. The Charity's treasury activities are routinely reported to the Board of Directors.

The Charity's treasury operations are managed by the finance team and are subject to policies approved by the Board of Directors, with delegated authorities supplemented by detailed procedures

Treasury management

The Charity has an established rent policy which aims to charge rents within the guidelines set out by Homes England.

Rents

We review salaries for each new post and assess current salaries on an annual basis, at board level, through the People and Policy Sub-Committee. Where organisational performance and finances allow, we apply an annual cost of living adjustment equally to all staff.

Financial Review

During the year ended 31 December 2022, total expenditure of £2,413,685 was more than covered by social housing income together with other incoming resources and brought forward reserves. The excess of income over expenditure for the year was a surplus of £662,050 (2021: £356,000).

Reserves

YMCA Humber is working towards reserve levels of six to twelve months operating expenditure (OPEx), but has a minimum policy of three to six months OPEx. The reason for the reserves being held are:

- To support fluctuations the Association's income, mitigating uncertainty in relation to cash flow.
- Ensuring the Association can cover any unforeseen operational costs and fulfill all financial obligations.
- Enabling the Association to invest in new activity and meet costs of planned development/ investment.

Unrestricted reserves of £3,273,110 were held at 31 December 2022. No restricted funds were held. Of this amount, £10,205,652 can be realised by disposing of tangible fixed assets, before taking into consideration loans and grants connected to the assets. Including loans secured against property of £2,482,490 as well as deferred capital grants of £5,300,517, free reserves total £850,424.

Value for money statement

Value for money underpins the delivery of our vision and strategic aims and is used to assess if YMCA Humber has obtained the maximum benefit from the goods and services which we provide and acquire. When assessing value for money we look at both the quality and cost.

As part of our strategic plan we have invested in increasing our capacity and improving efficiency and maximising our income and social value.

Efficiency: We have looked at both our core services and key areas of support and where possible made efficiency savings, these savings have contributed towards our surplus and have allowed us to increase our reserves.

Asset Management and Increased Capacity: After the significant refurbishments completed within 2021 and 2022 there are no further plans to complete equivalent refurbishments in 2023.

In 2023, we moved to an impact based computer system known as 'Inform' which allows us to proactively manage the support provided to individuals by the Trust.

Regulatory reporting on VFM is required by the Regulator of Social Housing from April 2018 and Registered Providers must publish the required evidence in the statutory accounts annually. The required VFM metrics are presented below.

In 2022 we commenced the self-assessment for the Trusted Charity Standard. The standard covers 11 quality areas, and through completing this assessment, we have been able to identify areas that we are doing well, and where improvements were needed.

- Governance
- Planning
- Learning and development
- Working with others
- Assessing outcomes and impact

Having carried out a benchmarking exercise we have identified the following measures:

It is now a requirement to carry out a competitive benchmarking exercise as part of the trustee's annual report. As part of this process trustees have identified a number of Charities within the Humber region who could be seen as our competitors as well as a number of YMCAs within the Midlands region. Each of these Charities deliver some form of social Housing.

Benchmarking

**BOARD REPORT (INCLUDING STRATEGIC REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2022**

Regulator of Social Housing Metrics 2022		2021-22	2020-21
Metric 1 (Efficiency)	Reinvestment % (Investment in properties, existing & new, as a % of the value of total properties held)	4%	43%
Metric 2 (Effectiveness)	New supply delivered % (No. of new social and non-social housing units, acquired or developed in the year as a proportion of total social and non-social housing units owned at period end.)	0%	1%
	Calc A For social housing units	0%	1%
	Calc B For non-social housing units	0%	0%
Metric 3 (Efficiency)	Gearing %	13%	22%
Metric 4 (Efficiency)	EBITDA MRI interest cover %	837%	787%
Metric 5 (Economy)	Headline social housing cost per unit	£16,950	£13,298
Metric 6 (Efficiency)	Operating Margin %	18%	18%
	Calc A Operating Margin (social housing only) %	18%	18%
	Calc B Operating Margin (overall) %	26%	14%
Metric 7 (Efficiency)	Return on Capital Employed (ROCE) %	108%	26%

Metric 1 - Reinvestment %: In 2020 we undertook to develop our new housing project at 21 Freeman Street, Grimsby, works were completed in September 2021. By doing this we have ensured 74 units are retained in the social housing sector. The investment was funded through our reserves, grants and loans.

Metric 2 - New supply delivered %: With the completion of 21 Freeman Street, we increased our social housing units by 1 in 2021, we continue to assess the need for social housing to support individuals and families within the Humber region. In 2022 we focussed on the future by reinvesting in our existing housing stock to ensure they are fit for purpose for the coming decades.

Metric 3 - Gearing %: This represents our net debt to lenders as a percentage of the total cost of our housing properties. We were successful in working with Homes England and other grant funders to keep our borrowing for 21 Freeman Street as low as possible.

Metric 4 - EBITDA MRI Interest cover%: This represents the level of surplus compared to the interest payable and avoids any distortions stemming from the depreciation charge.

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations. The Registered Social Housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

Directors' responsibilities

The Board of Trustees has complied with section 17 of the Charities Act 2011, and in setting a programme each year has had regard to both the Charity Commission's general guidance on public benefit and provision of services for the client population. The Board of Trustees always ensures that the services provided are in line with the charitable objects and aims of the Association. The Board feels the aforementioned business review and principal activity support this conclusion.

- the provision of social housing to displaced and homeless members of society
- mentoring and coaching service users in their personal and social development
- facilitating the local community in the delivery of community based youth and family services
- working in partnership with other agencies to secure the widest range of services available to match the needs of clients
- provision of sport, health and fitness facilities to members of the community
- provide residents with training and skills development opportunities to secure work experience or employment, which in turn, financially contributes to the local area

The focus of our work is:

The Board of Trustees has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing Association aims and objectives and in planning future activities.

Public Benefit

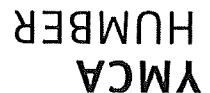
The Board recognises and confirms the compliance with the Regulator of Social Housing's Governance & Financial Viability Standard. YMCA Humber has also retained its continued qualification as a Homes England Investment partner for future housing programmes.

RSH Governance & Financial Viability Standard

Metric 7- Return on capital employed (ROCE) %: This is a common measure in the commercial sector to assess the efficient investment of capital resources

Metric 6 - Operating Margin %: Calculation A is for the operating margin for social housing only, in 2021 the HRS contract with NELC was re-tendered and we were successful in being awarded a 5 year contract to deliver housing related support for vulnerable people within North East Lincolnshire. Calculation B is for the operating margin for the charity overall.

Metric 5 - Headline social housing cost per unit: This represents social housing costs divided by total units owned and managed. The rising cost of social housing 2022 was due to a number of factors, including a rise in costs due to the cost of living inflation and becoming a real living wage employer.





**BOARD REPORT (INCLUDING STRATEGIC REPORT)
FOR THE YEAR ENDED 31 DECEMBER 2022**

Charity law requires the Directors to prepare financial statements for each financial period. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Board is responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure of information to auditors

We, the Directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as Directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

In approving the Board's Annual Report, we also approve the Strategic Report included therein, in our capacity as company Directors.

Small companies' provision statement

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

P Gallant

P Gallant
Director
12th June 2023

Steph D. Gallant

S Gallant
Director
12th June 2023

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing

Other information

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Conclusions relating to going concern

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.

Basis for opinion

- give a true and fair view of the state of the association's affairs as at 31st December 2022, and of its incoming resources and application of resources, including its income and expenditure, for the year then 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 Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

In our opinion the financial statements:

We have audited the financial statements of Grimsby Cleethorpes and Humber Region YMCA (the 'association') for the year ended 31st December 2022 which comprise of the primary statements such as the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Reserves, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

Opinion

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GRIMSBY CLEETHORPES AND HUMBER REGION YMCA FOR THE YEAR ENDED 31ST DECEMBER 2022





so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of 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 this gives rise to a material misstatement in the financial statements themselves. 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 report (incorporating the strategic report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the board report (incorporating the strategic report) has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the board report incorporating the strategic report.

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 Directors' remuneration specified by law are not made; or
 - we have not received all the information and explanations we require for our audit.
- the board were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a strategic report.
- In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:
- a satisfactory system of control over transactions has not been maintained.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. The risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery collusion, omission or misrepresentation.

- Discussions with management, including consideration of known or suspected instances of non-compliance held.
- Challenging assumptions and judgements made within significant accounting estimates and judgements such as depreciation, bad debt and voids.
- Identification of key laws and regulations central to the associations operations and review of compliance with such laws including a review of the Charities Commission website and the Housing and Regeneration Act 2008.
- Testing of journal entries and potential override of systems.

irregularities, including fraud is detailed below:
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, can vary. For example, procedures designed to detect irregularities may not be able to detect irregularities if the irregularity is not expected to influence the economic decisions of users taken on the basis of these 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.

Auditor's responsibilities for the audit of the financial statements

As explained more fully in the board's responsibilities statement set out on page 12, the board members (who are also the Directors of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.
In preparing the financial statements, the board 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 either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Responsibilities of the board

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GRIMSBY CLEETHORPES AND HUMBUR REGION YMCA FOR THE YEAR ENDED 31ST DECEMBER 2022 (CONTINUED)



26 South Saint Mary's Gate
Grimbsby
North East Lincolnshire
DN31 1LW
Date:

Carrie Anne Jensen ACA (Senior Statutory Auditor)
For and on behalf of Forrester Boyd Chartered Accountants, Statutory Auditor

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's 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 association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Use of our report

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GRIMSBY CLEETHORPES AND
HUMBER REGION YMCA FOR THE YEAR ENDED 31ST DECEMBER 2022 (CONTINUED)

YMCA
HUMBER





YMCA
HUMBER

STATEMENT OF COMPREHENSIVE INCOME (INCLUDING INCOME & EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 DECEMBER 2022

	2022	2021
Turnover	2,575,444	2,542,181
Operating costs	(2,413,685)	(2,186,345)
Operating surplus	161,759	355,836
Gain/(loss) on disposal of property plant and equipment	497,575	-
Interest receivable and similar income	2,716	164
Surplus on ordinary activities before taxation	662,050	356,000
Exceptional items	-	-
Taxation on surplus on ordinary activities	-	-
Surplus for the year	662,050	356,000

Notes

The only recognised gain is the surplus for the period of £662,050.

Signed on behalf of the board on 12th June 2023.

P Gallant
Director

S Gallaher
Director

BALANCE SHEET AS AT 31 DECEMBER 2022

	2022	2021
Fixed assets		
Housing properties at depreciated cost	9,333,129	9,385,581
Other fixed assets	872,523	872,796
Current assets		
Stocks and work in progress	1,236	3,455
Debtors	225,178	430,642
Cash at bank and in hand	1,054,741	1,678,859
	<u>1,281,155</u>	<u>2,112,856</u>
13 Creditors: amounts falling due within one year	(668,304)	(734,013)
Net current assets	<u>612,851</u>	<u>1,378,843</u>
Total assets less current liabilities	<u>10,818,503</u>	<u>11,637,220</u>
Less liabilities due in more than one year	(7,432,359)	(8,896,164)
14		
Provisions for liabilities and charges		
Pensions liability	(113,034)	(129,996)
15 Totals provisions for liabilities and charges	<u>(113,034)</u>	<u>(129,996)</u>
Capital and reserves		
Income and Expenditure reserves	2,935,105	2,611,060
16 Designated fund	338,005	
	<u>3,273,110</u>	<u>2,611,060</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements were approved and authorised for issue by the Board on 12 June 2023.

Signed on behalf of the Board

P Gallant
Director

Stephen D Gallaher
S Gallaher
Director

The notes on pages 24 to 35 form part of these accounts

Company Registration No. 3241634

STATEMENT OF CHANGES IN RESERVES
YEAR ENDED 31st DECEMBER 2022

	Income & expenditure reserve	Designated funds Reserve	Total
Balance at 1 January 2022	2,611,060	-	2,611,060
Surplus for the year	662,050	-	662,050
Transfers in the year	(338,005)	338,005	-
Balance at 31 December 2022	2,935,105	338,005	3,273,110

YMCA
HUMBER



STATEMENT OF CASH FLOWS
YEAR ENDED 31st DECEMBER 2022

2021	2022	Note
£	£	
1,836,919	344,357	19
-	-	
		Taxation paid
1,836,919	344,357	
		Net cash flow from operating activities
(4,845,406)	(488,380)	
-	734,578	
164	2,716	
		Interest received
		Cash flow from investing activities
		Payments to acquire tangible fixed assets
		Receipts from sale of tangible fixed assets
		Interest received
3,100,000	-	
(76,687)	(1,331,081)	
53,139	113,692	
		Interest paid
		Proceeds from bank borrowing draw downs
		Repayment of bank borrowing
		Cash flow from financing activities
3,076,452	(1,217,389)	
68,129	(624,118)	
		Net increase / (decrease) in cash and cash equivalents
1,610,730	1,678,859	
		Cash and cash equivalents at 1 January
1,678,859	1,054,741	
		Cash and cash equivalents at 31 December

ACCOUNTING POLICIES

General information and basis of preparation

Grimbsy, Cleethorpes and Humber Region YMCA is a registered charity, a company limited by guarantee and a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the company information on page 3 of these financial statements. The nature of operations and principal activities are in the field of:

- social housing
- youth work
- personal and social development
- sport, health and fitness

These financial statements were authorised for issue by the Board on 12 June 2023

The company constitutes a public benefit entity as defined by FRS102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 (*The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS102)), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the company, and round to the nearest pound.

The financial statements cover the individual entity, Grimbsy Cleethorpes and Humber Region YMCA.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Turnover

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

Interest income is recognised using the effective interest method.

Housing Related Support income and expenditure relating to services is accounted for on an accruals basis, matching income and expenditure, and disclosures are made in accordance with the relevant standards and legislation.

Government grants

Government grants received as a contribution to revenue expenditure are recognised in the statement of comprehensive income on a systematic basis over the period in which the landlord recognises the related costs for which the grant is expected to compensate. The related expenditure is included under operating costs. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

Government grants have been received as a contribution towards the capital costs of a scheme. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the cost model, then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

Where the assets are accounted for using the valuation model then the government grant is accounted for using the performance model so that turnover is taken once the performance conditions have been met.

Government grants which have been received as compensation for expenses or costs already incurred or for the purpose of giving immediate financial support to the entity with no further related costs are recognised as income in the period in which they become receivable.

Tangible fixed assets

Tangible fixed assets (including social housing properties), except freehold land, are stated at cost, less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is charged on a straight line basis over the expected economic useful lives of the assets at the following annual rates the year after acquisition:

2%	Housing properties, houses
10%	Plant and machinery
33%	Furniture and equipment
25%	Computer equipment
20%	Motor vehicles

The useful economic lives of all tangible fixed assets are reviewed annually.

Housing properties under construction are not depreciated until they are in use.

Stocks

Stock is stated at the lower of cost and estimated selling price, less costs to complete and sell. Cost is calculated using the first in, first out formula.

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 the statement of comprehensive income in operating expenditure.

Assets and liabilities or income and expenditure are not offset.

Impairment

All properties are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.

If such indication exists, the recoverable amount is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in expenditure through the statement of comprehensive income.

Provisions

Provisions are recognised when the company has an obligation at the balance sheet date, as a result of a past event, it is probable that an outflow of economic benefits will be required in the settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

Taxation

No taxation is payable by the company, since it has charitable status and its activities are exempt from tax.

Leases

Rentals payable and receivable under operating leases are charged to the statement of comprehensive income on a straight line basis over the period of the lease.

Pension Costs

Grimsbby Cleethorpes and Humber Region YMCA participated in a multi-employer defined benefit pension plan for employees of YMCAs in England, Scotland and Wales, which was closed to new members and accruals on 30 April 2007. Due to insufficient information, the plan's actuary has advised that it is not possible to separately identify the assets and liabilities relating to Grimsbby Cleethorpes and Humber Region YMCA.

As described in note 22 Grimsbby, Cleethorpes and Humber Region YMCA has a contractual obligation to make pension deficit payment of £16,250 pa over the period to April 2029 (2021: £16,250pa), accordingly this is shown as a liability in these accounts. In addition, Grimsbby, Cleethorpes and Humber Region YMCA is required to contribute £2,254 pa (2021:£2,254) to the operating expenses of the Pension Plan and these costs are charged to the Statement of Comprehensive Income as made.

Fund Structure
Restricted funds are those donated for use in a particular area for specific purposes, the use of which is restricted to that area or purpose.
Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.
Unrestricted income funds are general funds that are available for use at the Trustees discretion furtherance of the objectives of the charity.

2 SOCIAL HOUSING TURNOVER AND COSTS

	2022	2021
Rent receivable, excluding service charges	2,088,043	2,074,369
Service charges	-	15,673
Care leavers	113,982	176,022
Grant income	346,244	318,762
Amortised grant income	147,773	62,944
Other income	21,973	76,802
Social housing activity expenditure	(1,932,251)	(2,125,286)
Operating surplus/ from social housing activities	785,764	599,286
Net surplus/(deficit) from social housing activities	454,265	316,387
Void losses	(331,499)	(282,899)

3 TURNOVER

The analysis of the company's turnover for the period from continuing operations is as follows:

	2022	2021
Social housing income (net of voids)	2,213,770	2,380,103
Sale of goods	-	-
Rendering of services	-	-
Facility lettings	48,498	8,495
Donations and revenue grants	163,798	90,536
Capital grant	-	-
Government grants	-	-
Grant Amortisation	149,378	63,047
	2,575,444	2,542,181

	2022	2021
4 ACCOMMODATION OWNED AND IN MANAGEMENT		
Units at End	114	119
Units at Start		
Supported housing – Let at social rent		
5 INTEREST RECEIVABLE AND SIMILAR INCOME		
Bank deposits	2,716	164
	£	£
6 OPERATING SURPLUS		
Operating surplus is stated after charging:		
Directors' and Chief Executive Officers remuneration	47,291	116,291
Auditors' remuneration (including expenses and benefits in kind)	8,820	8,400
Operating leases	2,403	2,403
Grant Amortisation	(149,378)	(63,047)
Depreciation and amortisation of owned assets	303,877	144,020
(Gain) / loss on sale of tangible fixed assets	497,575	-
7 AUDITORS REMUNERATION		
2022	2021	
£	£	
Fees payable to the auditor for the audit of the annual account	8,820	8,400
Fees payable to the auditors for other services	-	-
8 BOARD AND KEY MANAGEMENT PERSONNEL REMUNERATION		
2022	2021	
Amounts paid to key management personnel	191,353	300,009
There has been no remuneration paid to non-executive board members or Directors.		

The Chief Executive is not included in the defined contribution pension scheme. During the period the total amount contributed to a pension scheme was £3,868 (2021: £4,989). During the year ended 31 December 2022, travel and subsistence expenses totalling £1,098 (2021 - £380) were reimbursed or paid directly between 2 Directors (2021 - 1).

2022	45	The average number of persons employed during the year expressed in full time equivalents
2021	48	

Full time equivalent staff numbers have been calculated on the basis of 40 hours per week being full time hours.

The average number of persons employed during the year expressed as a head count was as follows:

2022	2021	
64	66	Total
4	5	Management
5	5	Lead
6	6	Admin, finance & marketing
33	31	Support worker
1	2	Youth worker
6	8	Services
9	9	Relief

HIGH PAID EMPLOYEES

The number of employees who received more than £60,000 as their employee package (excluding pension's costs) are as follows:

2022	2021	
Number	Number	
-	-	£60,001 - £70,000
-	-	£70,001 - £80,000
-	1	£80,001 - £90,000
-	1	

10 TANGIBLE FIXED ASSETS

	Freehold housing properties	lettings properties for leasehold	Motor vehicles	other	Total
Cost	£	£	£	£	£
At beginning of year	2,478,601	7,673,592	-	987,941	11,140,134
Transfers					
Additions	365,334	26,202	-	96,844	488,380
Disposals	(368,317)	-	-	(65,278)	(433,595)
At end of year	2,475,618	7,673,592	26,202	1,019,507	11,194,919
Depreciation					
At beginning of year	726,652	39,960	-	115,145	881,757
Charge for year	50,180	159,840	728	93,129	303,877
On disposals	(160,551)	-	-	(35,816)	(196,367)
At end of year	616,281	199,800	728	172,458	989,267
Net Book Value at end of year	1,859,337	7,473,792	25,474	847,049	10,205,652
Net Book Value at beginning of year	1,751,949	7,633,632	-	872,796	10,258,377

The main value within Housing properties for lettings is the value of Freeman Street which opened 29th September 2021 and is included at original cost. 1 Orwell Street is included at the original cost in 2000. In 2019 Community House was gifted to YMCA Humber and is included at the 2019 valuation.

Tangible fixed assets with a net book value of £8,210,295 (2021: £9,173,575) have been pledged as security for liabilities of Grimsby and Cleethorpes Humber Region YMCA.

Market values are all in excess of net book values per the financial statements.

11 STOCKS

	2022	2021
Consumable stocks	1,236	2,238
Non consumable stocks	1,217	1,217
	£	£
	2022	2021
	1,236	3,455

12 DEBTORS – ALL RECEIVABLE WITHIN ONE YEAR

	2022	2021
Trade debtors (gross social housing rent arrears)	142,163	371,962
Less: provision for doubtful debt	-	-
Trade debtors (other)	52,790	15,236
Prepayments and accrued income	30,225	43,344
	£	£
	2022	2021
	225,178	430,542

13 CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
Bank Loans and Overdrafts	202,385	117,936
Trade Creditors	135,310	151,093
Other tax and social security	20,452	21,244
Accruals and deferred income	122,790	118,640
Other creditors	39,104	177,012
Government grants under accruals model	148,263	148,088
	£	£
	2022	2021
	668,304	734,013

Bank loans and overdrafts includes a mortgage amount totalling £202,385 (2021 - £117,936) which is secured against the properties purchased.

Terms of repayment for the mortgages are over 25 years and interest is payable at 2.1% above the base rate of the Bank of England on the principal amount.

14 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022	2021
Bank loans and overdrafts	2,280,105	3,581,943
Government grants under accruals model	5,152,254	5,314,221
	<u>7,432,359</u>	<u>8,896,164</u>

Bank loans and overdrafts includes a mortgage amount totalling £2,280,105 (2021 - £3,581,943) which is secured against the properties purchased. Of this £1,470,564 falls due after five years and is payable by instalments.

Mortgage terms of repayment are over 25 years and interest is payable at 2.1% above the base rate of the Bank of England on the principal amount

15 PROVISIONS FOR LIABILITIES

	2022
Pension deficit	£
Balance as at 1 January 2022	129,996
Utilised during the year	
Charge for the year	(16,962)
Revaluation of Scheme	
Balance as at 31 December 2022	<u>113,034</u>

A provision has been made for the pension scheme deficit on the closed pension scheme, see note 21.

16 RESERVES

	Income & expenditure reserve	Designated funds Reserve	Total
Balance at 1 January 2022	2,611,060	-	2,611,060
Surplus for the year	662,050	-	662,050
Transfers in the year	(338,005)	338,005	-
Balance at 31 December 2022	<u>2,935,105</u>	<u>338,005</u>	<u>3,273,110</u>

17 SHARE CAPITAL

The company is limited by guarantee and has no share capital. However, each Member of the Association has guaranteed to contribute a maximum of £1, should there be a call on the guarantees.

18 FINANCIAL COMMITMENTS

Operating leases

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2022	2021
Other		
Within one year	12,950	9,603
Within two or five years	39,104	34,558
Over 5 years	1,749,600	1,756,800
	<u>1,801,654</u>	<u>1,800,961</u>

Included within the operating lease note is a 250 year arrangement relating to ground rents.

19 RECONCILIATION OF SURPLUS TO CASH FLOW FROM OPERATING ACTIVITIES

	2022	2021
Surplus / (deficit) for the year	662,050	356,000
Interest received	(2,716)	(164)
Depreciation of tangible fixed assets	303,877	144,020
Increase/(decrease) in grant liability	(161,568)	1,584,545
(Profit)/ loss on disposal of tangible fixed assets	(497,575)	-
(Increase) / decrease in stock	2,220	530
(Increase) / decrease in trade and other debtors	205,364	(231,747)
Increase / (decrease) in trade and other creditors	(150,333)	(60,082)
Increase / (decrease) in pension liability	(16,962)	43,817
Net cash flow from operating activities	<u>344,357</u>	<u>1,836,919</u>

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2022

20 ANALYSIS OF CHANGES IN NET DEBT

Cash	1,678,859	(624,118)	1,054,741
Cash Equivalents			
Overdraft facility repayable on demand			
Loans falling due within one year	1,678,859	(624,118)	1,054,741
Loans falling due within more than one year	(117,936)	(84,449)	(202,385)
Finance Lease Obligations	(3,581,943)	1,301,838	(2,280,105)
	(2,021,020)	593,271	(1,427,749)

21 PENSION COMMITMENTS

Grimsbly Cleethorpes and Humber Region YMCA participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCA's in England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of Grimsby Cleethorpes and Humber Region YMCA and at the year-end these were invested in the Mercer Dynamic De-risking Solution, 63% matching portfolio and 37% in the growth portfolio and Schroder (property units only).

Multi-employer defined benefit plan

The most recent completed three year valuation was as at 1 May 2020. The assumptions used which have the most significant effect on the results of the valuation are those relating to the assumed rates of return on assets held before and after retirement of 2.59% and 1.09% respectively, the increase in pensions in payment of 2.99% (for RPI capped at 5% p.a.), and the average life expectancy from normal retirement age (of 65) for a current male pensioner of 22.0 years, female 24.4 years, and 23.7 years for a male pensioner, female 26.1 years, retiring in 20 years' time. The result of the valuation showed that the actuarial value of the assets was £146.1m, which represented 79% of the benefits that had accrued to members.

The Pension Plan was closed to new members and future service accrual with effect from 30 April 2007. With the removal of the salary linkage for benefits all employed deferred members became deferred members as from 1 May 2011.

The valuation prepared as at 1 May 2020 showed that the YMCA Pension Plan had a deficit of £39 million. Grimsby Cleethorpes and Humber Region YMCA has been advised that it will need to make monthly contributions of £1,705 from 1 May 2022. This amount is based on the current actuarial assumptions (as outlined above) and may vary in the future as a result of actual performance of the Pension Plan. Agreed future deficit contributions have been discounted using a rate of 3% (2021:3%). The current recovery period is 7 years commencing 1st May 2022.

In addition Grimsby Cleethorpes and Humber Region YMCA may have over time liabilities in the event of the non-payment by other participating YMCAs of their share of the YMCA Pension Plan's deficit. It is not possible currently to quantify the potential amount that Grimsby Cleethorpes and Humber Region YMCA may be called upon to pay in the future.

		Repayable					
		One to	Two to	After five	After more		
		years	years	years	than		
		two years	five years	one year	TOTAL		
		£'000	£'000	£'000	£'000		
		one year	one year	one year	TOTAL		
		£'000	£'000	£'000	£'000		
As at 31 March 2023	16,250	16,250	64,998	15,536	96,784	113,034	
As at 31 March 2022	16,250	16,250	64,998	32,500	113,748		129,996

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2022

YMCA
HUMBER



