

Company number: 02512960
Registered Charity number: 803529 (England & Wales)
ESFA URN 147613
DfE No 886/7915

YMCA West Kent

(A company limited by guarantee)

TRUSTEES' REPORT AND
FINANCIAL STATEMENTS

FOR THE YEAR ENDED
31 MARCH 2022

YMCA West Kent

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LEGAL AND ADMINISTRATIVE INFORMATION

Charity name	YMCA West Kent	
Charity number	803529	
Company number	02512960	
Registered office	YMCA Ryder House 1-23 Belgrave Road Tunbridge Wells Kent TN1 2BP	
Trustees	Mrs Ann Furminger Lady (Jackie) Evans Mrs Heather Evernden Mr Mark Farrar Mr Jan Smith Mrs Geraldine E Wenham Mr Jonathan Lineker Mr Dominic Scott-Malden Mr Nicolas Heslop Mrs Helen von Trotsenburg Mrs Gemma Buckland	Chair elected 17 March 2021 elected 25 June 2021 elected 31 January 2022 elected 31 January 2022 elected 31 January 2022
Chief Executive Office	Mr Steven Osborne	resigned 26 October 2022
Independent auditor	Lindeyer Francis Ferguson Limited Chartered Accountants North House 198 High Street Tonbridge Kent TN9 1BE	
Bankers	HSBC UK 100 High Street Tonbridge TN9 1AN	

YMCA West Kent

Chairman's report for the year ended 31 March 2022

Due to continuing pandemic restrictions through much of the year it was a challenging period for most UK organisations and charities. YMCA West Kent (YWK) was not immune to this global issue, but a fantastic effort from all staff saw us come through the period in a stronger financial position than we have been in for some time. YWK has also embraced development opportunities during this period.

All services were delivered well and as vigorously as the restrictions applicable at the time would allow. Particular focus was placed on re-building and indeed exceeding realisation of our charitable aims to pre-pandemic levels. From late 2021 restrictions were removed which allowed all operations to develop a new normal and operate fully.

YWK became part of YMCA Thames Gateway Group (YTGG) on 1 April 2021. As such, much work was undertaken throughout this year to integrate operations and culture. This work was based around five integration workstreams. These being: People; Budget & Finance; External & Internal Communications; Policies, Procedures & Systems; Business Development.

Each workstream was made of directors and senior colleagues from across the organisation. This tactic proved to be successful with each group objective being largely achieved in year.

As part of the integration, responsibility for Housing was passed to YTGG Housing department who have highly regarded housing expertise. This has led to YWK adopting group systems and policies plus work to implement the same people structure as enjoyed elsewhere across the group.

Education continued well with a number of students developing to the extent that they have moved to full time apprenticeships. The setting once again realised a glowing report from the City and Guilds assessor, which endorsed the excellent quality of the service. Whilst we only have capacity for 12 or so students it is noted that the depth of positive impact on those attending, and their families is probably the highest of any of our group's activities. In short, our Horizon project continues to have a transformative impact on the lives of the SEN young people attending and by extension their whole family.

Trading flourished, especially once restrictions were lifted. Goods Station Road furniture shop in Tunbridge Wells consistently traded in excess of budget. Tower House Upcycle centre traded well and also realised charitable objectives by employing and training paid interns. The commercial model of upcycling furniture that would have been sold for £40 to convert them into units that sell for £400 proved to be successful. Likewise, sales of upcycled bikes exceeded budget and bike maintenance training proved to be very popular with local schools, who pay for pupils who struggle in a classroom environment to be trained in this skill.

Youthwork took some time to regain momentum having reopened fully as a face-to-face service at the start the 2021 academic year. It was found that previous attendees who attended up to March 2020 had either got out of the habit or matured past a desire to go to a youth club. However, towards the end of the financial year numbers and locations had largely recovered to pre-pandemic levels.

In addition to working on integrating with YTGG the opportunity to merge YWK with another local Christian Charity, who works to house the homeless, came to light. After due consideration the board decided that this merger would not only strengthen YWK but the group as a whole. As such, in agreement with their board, The Bridge Trust (TBT) was merged into YWK on 31st January 2021. At the point of merger, TBT longstanding CEO John Handley voluntarily chose to leave to explore other opportunities. Notice on TBT Head Office was also served at this time and their office re-located to space in YWK Head Office. Not only did this represent the first fruit of cost benefits from the merger, but also represented an enhancement for TBT colleagues working conditions, as YWK offices are considerably more modern, and purpose built. All TBT Trustees bar three resigned their role, with these three becoming part of the YWK board.

In summary, we are pleased to report that despite the fierce challenges presented by a global pandemic the team delivered a consistently high-quality service and YWK ended the year on firm financial basis with a good reserves position.

Ann Furminger
Chair

YMCA West Kent

Report of the Trustees for the year ended 31 March 2022

The trustees (who are also directors of the company for the purposes of the Companies Act) present their report and audited financial statements of YMCA West Kent for the year ended 31 March 2022. The trustees confirm the report & financial statements of the charity comply with current statutory requirements, requirements of the company's governing document, and provisions of "Accounting & Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019) (Charities SORP (FRS 102)).

The legal and administrative information on page 1 forms part of this report.

REFERENCE AND ADMINISTRATIVE DETAILS

YMCA West Kent, is a company limited by guarantee (No 2512960) and registered charity (No 803529 England & Wales). It has a wholly owned subsidiary company, West Kent YMCA Trading Limited (Company No 3742102). It also controls West Kent YMCA Academy Trust Ltd (company number 9030996) by virtue of its ability to appoint and remove the majority of members. On 31 January 2022 The Bridge Trust Corporation (Company number 3111576, Charity number 1050291) also became a wholly owned subsidiary by virtue of the charity's ability to appoint or remove the majority of Trustees. At that date the net assets of The Bridge Trust Corporation were transferred to the charity as shown in note 23. From that date The Bridge Trust Corporation became dormant as all ongoing activities were transferred into the charity.

From 1 April 2021 the charity became a subsidiary of YMCA Thames Gateway a registered company number 06102037 and a registered charity number 1133269, both registrations in England and Wales. The activities of YMCA Thames Gateway are focussed on young people to help them play an active and fulfilling role within their communities. From this date YMCA Thames Gateway had the power to appoint or remove the majority of trustees.

TRUSTEES

The following Trustees served during the year:

Lady (Jackie) Evans	re-elected 18 October 2016
Mrs Heather Evernden	re-elected 18 October 2016
Mr Mark Farrar	elected 19 September 2017
Mrs Ann Furminger	elected 22 May 2018, Chair from 16 April 2019
Mr Jan Smith	re-elected 19 September 2017
Mrs Geraldine E Wenham	re-elected 19 September 2017
Mr Jonathan Lineker	elected 17 March 2021
Mr Dominic Scott-Malden	elected 25 June 2021
Mr Nicolas Heslop	elected 31 January 2022
Mrs Helen von Trotsenburg	elected 31 January 2022
Mrs Gemma Buckland	elected 31 January 2022

SECRETARY & CHIEF EXECUTIVE OFFICER

Steven Osborne	resigned as secretary 26 April 2022
	resigned as Chief Executive Officer on 26 October 2022

SECRETARY

Karen Knapp elected	appointed 26 April 2022
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STRUCTURE, GOVERNANCE AND MANAGEMENT

GOVERNING DOCUMENT

The charity is governed by its memorandum & articles dated 18 June 1990, amended by special resolutions 20 January 2004, 29 November 2005, 19 September 2017, 18 September 2019, 1 April 2021.

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Report of the Trustees for the year ended 31 March 2022

GOVERNANCE

Recruiting for all voluntary posts, including trustees, advisors, trading company directors is by adverts, volunteer centres, websites as well as by networking with previous clients, supporters, charity, business, statutory and faith communities. Trustees are recruited to enhance board skill mix/diversity, or bring valuable experience of governance, strategic management, youth work, education, housing or business development. Potential trustees attend several board meetings, meet staff & clients and visit projects, before being invited to apply including enhanced DBS disclosure. Potential trustees are vetted to confirm they are not barred from company directorship. Trustees are encouraged to take up learning, training & development opportunities. A quorum of 3 or 1/3 of the trustees is required for any decision except for appointing new trustees. There is no constitutional maximum. Qualifying third party indemnity provisions are in place for the trustees.

The wholly owned trading subsidiary **West Kent YMCA Trading Ltd** [Company Limited by Guarantee No.3742102] has 2 directors [M Farrar, S Osborne resigned 26 April 2022 replaced by Paul Setterfield] runs social enterprise to achieve charity objects and deliver 'added value' by: [1] creating real jobs, work experience & volunteer placements for clients, [2] retailing items made by trainees & [3] providing low cost furniture to residents as they move in / move on. This added community value & recycling achievement is widely recognised.

For a Free School bid **West Kent YMCA Academy Trust Ltd** [Company Limited by Guarantee No.9030996] was formed 8 May 2014 [corporate director YMCA West Kent] but remains dormant.

ORGANISATIONAL STRUCTURE AND DECISION MAKING

The Board meets at least four times a year to review progress reports and recommendations from the Senior Management Team [SMT] including the Chief Executive. The Chair is in frequent contact with the Chief Executive to review on-going development, staff / resource issues and risks. Detailed management accounts and updated forecasts are circulated to the Treasurer and SMT monthly. The Chief Executive reports to the Board with recommendations for consideration at each meeting. A Finance sub-committee [Treasurer, Head of Operations] develop budgets, review progress & risk. A Property sub-committee reviews property related risk, liabilities & opportunities. Working groups also monitor, review and report: HR, education, retail, H&S. It should be noted that due to pandemic working groups did not meet for the majority of the year. However, Board and SMT meetings continued at their usual frequency and worked as required with external experts to ensure compliance, and strive for excellence & continuous improvement, so our work, procedures & structure meet local need in the most cost- and operationally-effective manner.

The charity was a Local Housing Partner and managing agent of Ryder House delivering supported housing, for National Council of YMCAs [trading as 'YMCA England & Wales' 10-11 Charterhouse Square, London, EC1M 6EH, Company No73749, Charity No212810,]. On 27 April 2018, YMCA England & Wales sold the lease of Ryder House to another RP, YMCA Blackburn [trading as **Y Housing 5** Wellington Street, St Johns, Blackburn, BB1 8AF, Company No5194135, Charity No1106198, RP No4639] [YMCA Blackburn companies house register shows Triodos Bank charge]. The Y Housing board includes the CEO of YMCA West Kent. Thus YMCA West Kent remains managing agent of YMCA Ryder House and still owns the land [freehold] on which Ryder House was built.

YMCA West Kent are also managing agent for Stepping Stones affordable housing, 9 HMO flats developed in Tunbridge Wells Quaker Meeting House, by Habitat for Humanity GB Homes Ltd, Charity No 1043641, Company No 3012626, with some Tunbridge Wells Borough Council grant support.

By affiliation to YMCA England & Wales, working with other YMCAs & charities, the Board draws on advice in areas of governance, safeguarding, management, housing & development, regional matters, fundraising, PR, HR, training & standards. The board is committed to implementing Charity Commission guidance and seeks to achieve, maintain and develop best practice in quality assurance, self-evaluation, external peer review and continuous improvement for all activities and management including governance, safeguarding and risk management.

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Report of the Trustees for the year ended 31 March 2022

RISK MANAGEMENT

The strategic risk register is reviewed at every board meeting. Risks are assessed in all business areas considering potential risks in terms of significance/impact and probability; identifying mitigation, ownership and any further actions required.

The major risk during the year was the Covid 19 pandemic. To help analyse the risks caused by this an additional Covid 19 risk assessment was drafted and reviewed in parallel with the main register throughout this period. As ever the imbalance between expenditure and income was a significant risk. This was caused by lockdown and stopping trading as instructed. Fortunately government financial support in terms of the Furlough scheme and grants for retail sites allowed us to avoid significantly drawing on reserves.

Operationally numerous actions were required to comply with social distancing requirements and keep people safe. This obviously required investment in PPE, cleaning etc. at non insubstantial cost while income was also reduced. The government schemes accessed to give financial support fortunately balanced out the cost in addition to supporting payment to staff and avoiding the need to make redundancies.

OBJECTIVES AND ACTIVITIES

The primary strategic objective for the next 3-5 years is to increase impact, turnover and reserves. In particular, the objective is to increase services for those in most need: supported housing, supported vocational training: with smaller but still significant increases in more universal services like our counselling, youth work / informal education and social enterprise.

YMCA West Kent is a Christian charity delivering housing, education, training, youth work, counselling, support & welfare on an unconditional basis: supporting people of any, or no, faith. Staff & volunteers reflect our ethos of diversity and inclusion representing many nationalities, ages, ability/ disability, background. The trustees prayerfully give strategic direction to ensure the charity can identify & meet local needs in the most effective, holistic, professional manner [in line with the FaithWorks Charter].

To use resources effectively, work is targeted for more vulnerable, disengaged young men & women – those in greatest need – regardless of gender, sexuality, race, faith, physical or mental ability or background. The trustees have paid due regard to the Charity Commission's guidance on public benefit, and all who make decisions about the activities undertaken are concerned to ensure real benefit is provided. The trustees consider the achievements, performance and plans of the Charity demonstrate this commitment as expressed in our Vision, Mission & Values.

The graphic features the YMCA West Kent logo at the top left. Below it, the text 'Our Vision' is followed by 'Young people in need are equipped and empowered to build their future.' Underneath, 'Our Mission' is followed by a list of bullet points: 'We are a local Christian charity committed to helping young men and women of all faiths or none, particularly at times of need...', 'Our Mission is to do this by providing the foundations for young people's lives, including: A safe and secure place to live, A safe and supported place to learn, A place where they can develop and grow, and An essential network of complete support, designed for and with young people.', 'We aim to be the best provider of these young people's services and will work with partners who share our values and objectives.' At the bottom, 'Our Values' are listed: 'We strive to be: Inclusive, Caring, Ambitious, Honest, Inspiring, Empowering, Committed to sustainability.'

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Report of the Trustees for the year ended 31 March 2022

The objectives from our Articles of Association being, to advance the Christian faith, including by:

- a) promoting a Christian environment inspired and motivated by the life, example and teaching of Jesus Christ, where people of faith and people of none can work together for the transformation of communities; and
- b) enabling young people to flourish through experiencing and responding to the love of God demonstrated by the life, example and teaching of Jesus Christ;
 - i. To provide or assist in the provision in the interests of social welfare of facilities for recreation and other leisure time occupation for men and women with the object of improving their conditions of life;
 - ii. To advance education and relieve need, to develop the physical, mental and spiritual capacities of persons of all ages by providing
 - iii. To relieve or assist in the relief of people, and particularly young people, who are in conditions of need, hardship or distress by reason of their social, physical, emotional, spiritual or economic circumstances; and
 - iv. To manage or provide residential accommodation, including Social Housing, for people, and particularly young people, who are in need, hardship or distress by reason of their social, physical, emotional, spiritual or economic circumstances.

ACHIEVEMENTS, PERFORMANCE AND IMPACT

The charity made the following decisions to protect and sustain core work and bring its finances back to a balanced budget. Actions through 2022 include:

- Furloughing the vast majority of retail staff and interns
- Completing the morphing of the underperforming Tower House retail offering into an Upcycle centre.
- Head Office costs continued at minimal cost by reducing head count to CEO plus two day a week administrator.

This saw cash flow management become more balanced in year

In summary we:

- We gave a home to 68 young people who may otherwise have been homeless
 - It costs over £300 a week to provide a safe, secure home for a resident
- 12 students gained a qualification through our Education and Training programme
- Around 250 young people were registered to our Youth Groups and offered Online activities
- Over 700 pieces of furniture were transformed by our Upcycling workshop and 600 Bikes made good as new and sold
- Going into lockdown volunteers were giving over 80 hours per week supporting our work with young people. This is recovered gradually as social distancing measures were eased.

VOLUNTEERS

A big thank you is extended to all those who have given up time to volunteer to help YMCA West Kent deliver services by sharing their passion, experience and skills. Volunteers not only help deliver services within budget, bringing experience and skills to share but offer great added value to all projects, clients and staff. All staff have current / previous volunteer experience; and we encourage all clients to get involved as a volunteer to learn new life skills, to belong, contribute and thrive.

Sadly with Covid-19 Lockdown volunteering opportunities ceased for a period. Even with this, during the year we estimate volunteers donated 2000 hours of time to us. We are truly grateful.

We are also pleased that many volunteers gain significant work experience improving their skills or self-esteem in our projects, often supported by our staff. We are delighted so many volunteers [usually in retail, upcycling or youth work] go on to secure paid work with us or other employers.

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Report of the Trustees for the year ended 31 March 2022

Lastly, we must give credit to the young people who serve our community in a voluntary capacity – often as part of their Duke of Edinburgh Award volunteering or NCS.

FINANCIAL REVIEW

The charity had net income for the year ended 31 March 2022 of £1,824,386 [2021: £17,681] with £1,865,680 being gifted to the charity as part of the transfer of The Bridge Trust into YMCA West Kent. The charity's cash position improved during the year from £211,364 (March 2021) to £407,298 (March 2022) as a result of the transfer and tighter management of debtors and creditors.

Budget for 2022/23 shows a small surplus should be achieved in this financial year.

The board is committed to improved social enterprise and confirmed the loan to the trading company will not be called in and is recoverable. Trustees are therefore confident they are not funding an unprofitable trading subsidiary but rather they are pursuing long-term charitable activity, since the activity includes vocational training for beneficiaries, therapeutic work [upcycling furniture and the bike project] plus building longer-term financial sustainability of the charity. Trustees completed a detailed cash flow forecast for 2 financial years and confirm there are no material uncertainties; and these accounts are correctly prepared on the going concern basis.

RESERVES

Trustees review the level of reserves, based on risk profile, business needs and cash flow forecast. From this analysis, trustees consider that funds sufficient to meet at least 4 months full operating costs could be justified to meet moral and legal obligations to clients, funders and staff; in the event of one or more of the following:

- ⇒ Cash flow issues due to late contract renewals / contract payments, or
- ⇒ Major contingencies, disaster or unforeseen contract loss; or
- ⇒ Project closure/run down, staff redundancy while maintaining full staff cover and client support.

The level of free unrestricted reserves for the charity at 31 March 2022, which is determined to be the level of general funds (unrestricted funds less designated funds), was £389,339 (2021: £272,586) (note 16); which covers around 3.3 months of operating costs based on 2022/2023 budget.

At 31 March 2022, the Trustees designated unrestricted funds of the charity for the following purposes (note 12):

- £2,819,722 [2021: £1,182,488] of unrestricted funds was designated as a property reserve and represents property which is essential to core service delivery. This now includes the properties transferred from The Bridge Trust Corporation.
- £186,293 [2021: £187,193] of unrestricted funds was designated as a pensions reserve and represents funds required over the next 7 [2021: 8] years to meet YMCA pension fund liabilities to previous employees (note 20).

Total charity reserves at the end of the year were £3,069,183 (2021: £1,267,881).

Restricted funds for the charity at 31 March 2022 were £ 46,416 [2021: £0] held to meet the obligations set out in the notes to the financial statements (note 16).

List of Funders

We would like to say a big thank you to all of our supporters and donors who gave so generously to us in the year. We particularly note the support given to us by the following funders:

- Kent County Council
- Big Lottery Fund
- Kent Community Foundation

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Report of the Trustees for the year ended 31 March 2022

- Town & Country Foundation
- Tonbridge & Malling Borough Council
- Tunbridge Wells Borough Council

The charity has declined to pay the Fundraising Regulator levy, for several reasons, including that most donations are unsolicited or generated by social enterprise. However, we follow the Code of Fundraising Practice as well as GDPR, DPA2018 and guidance from the Institute of Fundraising - IoF and the Information Commissioner's Office - ICO [DP Reg NoZ8357622].

PLANS FOR FUTURE PERIODS

By formally joining with YMCA Thames Gateway on 1st April 2021 we are now able to tap into funding that would otherwise be inaccessible. Utilising these resources and expertise played a significant part in our successful navigation of the unique issues faced during this unprecedented period.

This is seen as a good way to ensure our work grows to meet ever increasing demand in a post Covid 19 lock down world. As a Registered Social Landlord (RSL) YMCA Thames Gateway can access funds from government bodies that non-RSLs cannot. This gives more scope for expanding our supported and affordable housing. Likewise new funds to expand education & training and youth work are now accessible to YMCA West Kent as part of larger group with a strong financial platform. Now we have balanced finances and have access to the previously unattainable funding, the opportunities for future development of existing projects and expansion into new areas is greatly increased.

TRUSTEES' RESPONSIBILITIES

The trustees (who are also directors of the charity for the purposes of company law) are responsible for preparing the Trustees' Report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Company law requires trustees to prepare financial statements for each financial year. Under that law trustees must not approve the financial statements unless they are satisfied they give a true and fair view of the state of affairs of the charitable company and of incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP FRS 102;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable United Kingdom 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 charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are 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.

The trustees are responsible for the maintenance and integrity of the charity's website and financial information included thereon. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from the legislation in other jurisdictions.

YMCA West Kent

Report of the Trustees for the year ended 31 March 2022

OTHER INFORMATION

AUDITORS: A resolution to reappoint Lindeyer Francis Ferguson Limited, Chartered Accountants, as auditors will be put to the members at the annual general meeting.

Statement of disclosure to auditors

Each of the persons who are Trustees at the time when this Trustees' annual report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charitable company's auditors are unaware
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

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

Approved by the board of trustees on **22nd November 2022** and signed on its behalf by:



M Farrar
Trustee and Director

YMCA West Kent

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF YMCA WEST KENT for the year ended 31 March 2022

Opinion

We have audited the financial statements of YMCA West Kent (the 'charitable company') for the year ended 31 March 2022 which comprise the statement of financial activities, balance sheet, statement of cash flows 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of the incoming resources and application of resources 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.

Basis for 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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

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

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 charity'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.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF YMCA WEST KENT for the year ended 31 March 2022

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 trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and their environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' 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 trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees 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.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 8, the trustees (who are also the directors of the charitable company for the purposes of company 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 trustees 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 trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF YMCA WEST KENT for the year ended 31 March 2022

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 obtained an understanding of the legal and regulatory framework applying to the charitable company, and the procedures that management adopt to ensure compliance, and have considered the extent to which non-compliance might have a material effect on the financial statements, and in particular we identified: the Companies Act 2006, the Charities Act 2011 and Charities SORP FRS102.

We have also identified other laws and regulations that do not have a direct effect on the amounts or disclosures within the financial statements, but for which compliance is fundamental to the charity's operations and to avoid material penalties, including Employment Law, Health and Safety Law, General Data Protection Regulation, and regulations relating to safeguarding vulnerable people with the key legislature being the Safeguarding Vulnerable Groups Act 2006.

Having reviewed the laws and regulations applicable to the charity, we designed and performed audit procedures to obtain sufficient appropriate audit evidence. Specifically, we:

- Assigned an engagement team to the audit with particular familiarity in dealing with charity and not-for-profit organisations;
- Obtained and reviewed internal policies and procedures and external guidance;
- Made enquiries of the Board of Trustees, reviewed meeting minutes, and reviewed reported incidents and accidents during the year; and
- Reviewed the completeness and accuracy of associated disclosures made in the financial statements.

We assessed the susceptibility of the charity's financial statements to material misstatement and fraud, and in doing so we:

- Assessed the systems and controls in place, and whether any weaknesses were identified which could suggest or allow fraud;
- Considered how fraud might occur, and considered whether management have incentives and opportunities to manipulate the financial results (including overriding controls);
- Evaluated management's assessment of risk of fraud and whether they are aware of any actual or suspected fraud;

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF YMCA WEST KENT for the year ended 31 March 2022

- Identified key risks of fraud as revenue recognition, cost allocations, application of restricted funds, management override of controls, significant accounting estimates including the valuation of the investment property and pension liability, the transfer of activities from The Bridge Trust Corporation, along with the increase in trade debtors and decrease in creditors balances; and
- Designed and performance audit procedures to obtain sufficient appropriate audit evidence including reviewing journals, challenging assumptions and accounting estimates, and performing substantive testing on income, restricted funds, recoverability of trade debtor balances and completeness of creditor balances.

The audit has been planned and performed in such a way as to best identify risks of material misstatement, however the inherent limitations of audit procedures means that there remains a risk that material misstatements may not be identified. In particular we are aware of the inherent difficulties in detecting irregularities, and irregularities that result from fraud may be more difficult to detect than irregularities that result from error, due for example, to override of controls, collusion or misrepresentations. In addition, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

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

Use of our report

This report is made solely to the charitable company's 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 charitable company'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 charitable company and, the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.


Jonathan Healey FCA (Senior Statutory Auditor)
For and on behalf of Lindeyer Francis Ferguson Limited
Chartered Accountants
Statutory Auditors

North House
198 High Street
Tonbridge
Kent TN9 1BE

Date: 14 December 2022

YMCA West Kent

STATEMENT OF FINANCIAL ACTIVITIES

(including income and expenditure account)

For the year ended 31 March 2022

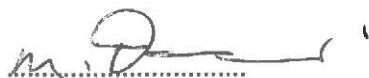
	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:					
Donations and legacies	2	103,080	81,532	184,612	227,090
Gift received from The Bridge Trust Corporation	23	1,865,680	-	1,865,680	-
Charitable activities	3	619,149	283,704	902,853	863,562
Other trading activities	4	6,595	-	6,595	5,509
Investments:					
Rental income		18,850	-	18,850	12,288
Interest		90	-	90	69
Total income		2,613,444	365,236	2,978,680	1,108,518
Expenditure on:					
Raising funds		283	-	283	3,697
Charitable activities	5	826,334	356,658	1,182,992	1,094,740
Total expenditure		826,617	356,658	1,183,275	1,098,437
Net gains on investments		28,981	-	28,981	7,600
Net income	9	1,815,808	8,578	1,824,386	17,681
Transfers between funds	16	(37,838)	37,838	-	-
Other recognised gains / (losses)					
Actuarial losses	15	(23,084)	-	(23,084)	(55,731)
Net movement in funds		1,754,886	46,416	1,801,302	(38,050)
Reconciliation of funds:					
Total funds brought forward:		1,267,881	-	1,267,881	1,305,931
Total funds carried forward	16	3,022,767	46,416	3,069,183	1,267,881

YMCA West Kent

BALANCE SHEET as at 31 March 2022

	Notes	£	2022 £	£	2021 £
Fixed assets					
Tangible assets	10		2,436,732		828,211
Investment property	11		409,000		380,000
Investment in subsidiary	12		2		2
			<u>2,845,734</u>		<u>1,208,213</u>
Current assets					
Debtors	13	207,567		154,908	
Cash at bank and in hand		407,298		211,364	
		<u>614,865</u>		<u>366,272</u>	
Creditors: amounts falling due within one year	14	(231,250)		(142,566)	
Net current assets			<u>383,615</u>		<u>223,706</u>
Total assets less current liabilities			<u>3,229,349</u>		<u>1,431,919</u>
Creditors: amounts falling due after more than one year	15	(160,166)		(164,038)	
Net assets			<u><u>3,069,183</u></u>		<u><u>1,267,881</u></u>
Charity funds					
Restricted funds			46,416		-
Unrestricted funds			3,022,767		1,267,881
Total funds	16		<u><u>3,069,183</u></u>		<u><u>1,267,881</u></u>

These financial statements were approved and authorised for issue by the trustees on 22 November 2022 2022 and are signed on their behalf by:



M Farrar
Trustee

Company registration number: 2512960

YMCA West Kent
STATEMENT OF CASH FLOWS
For the year ended 31 March 2022

	Notes	2022 £	2021 £
Net cash provided by operating activities	A	203,205	137,785
Cash flows used in investing activities:			
Purchase of tangible assets		(7,361)	(9,240)
Interest receivable		90	69
Net cash used in investing activities		<u>(7,271)</u>	<u>(9,171)</u>
Change in cash and cash equivalents for the year		195,934	128,614
Cash and cash equivalents at the beginning of the year		211,364	82,750
Cash and cash equivalents at the end of the year		<u>407,298</u>	<u>211,364</u>
Analysis of cash and cash equivalents:			
Cash at bank and in hand		<u>407,298</u>	<u>211,364</u>
A. Reconciliation of net income to net cash flow from operating activities			
Net expenditure for the year			
<i>As per statement of financial activities</i>		1,801,302	(38,050)
Adjustments for:			
Net gains on investments		(29,000)	(7,600)
Less fixed assets transferred from The Bridge Trust Corporation		(1,653,762)	-
Depreciation		52,602	40,686
Interest receivable		(90)	(69)
(Increase)/ decrease in debtors		(52,659)	93,060
Increase in creditors		84,812	49,758
Net cash provided by operating activities		<u>203,205</u>	<u>137,785</u>

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2022

1 Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Legal status of the charity and company information

The charity is a private company limited by guarantee and has no share capital. The liability of each member in the event of winding-up is limited to £1.

The charitable company is registered in England & Wales, and the registered office address is YMCA Ryder House, 1-23 Belgrave Road, Tunbridge Wells, Kent, TN1 2BP. The SAIL (Single Alternative Inspection Location) is YMCA West Kent Head Office, YMCA Tower House, Vale Rise, Tonbridge, Kent, TN9 1TB.

1.2 Basis of preparation

The financial statements have been prepared in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

YMCA West Kent meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s). The financial statements are prepared in pounds sterling, which is the functional currency of the charity, and rounded to the nearest £1.

At 31 January 2022 an agreement was entered into with The Bridge Trust Corporation. At that date all activities were transferred to YMCA West Kent. As such the net assets at that date are shown as a gift in the accounts for the year ended 31 March 2022.

1.3 Consolidated accounts exemption

The charitable company has taken advantage of the exemptions under section 400 of the Companies Act 2006 and section 139(1) of the Charities Act 2011 not to prepare consolidated accounts. The financial statements present information about the charitable company as an individual entity and not about its group. The activities of the subsidiary undertaking, West Kent YMCA Trading Ltd, primarily relate to the retail sale of donated furniture to support the charitable company.

YMCA West Kent is a wholly-owned subsidiary of YMCA Thames Gateway, a registered company number 06102037 and a registered charity number 1133269, both registrations in England and Wales. The activities of YMCA Thames Gateway are focussed on young people to help them play an active and fulfilling role within their communities. The results of YMCA West Kent are included in the consolidated financial statements of YMCA Thames Gateway which are available from Rush Green Road, Romford, Essex, RM7 0PH.

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2022

1 Accounting policies (continued)

1.4 Going concern

The financial statements have been prepared on the going concern basis. During the year YMCA West Kent benefitted from the transfer of activity and net assets from The Bridge Trust Corporation, which has strengthened the charity's balance sheet and income generating potential. YMCA West Kent also benefits from being part of the YMCA Thames Gateway Group and the associated security that brings in terms of financial and managerial support and resource. Although there are ongoing challenges regarding security of some funding sources for projects and activities run by the charity, there is not anything that would bring into doubt its going concern status, so the going concern basis of accounting continues to be adopted.

1.5 Income

Donations and legacies – Income is recognised when the charity is entitled to the income, the receipt is probable and the amount can be measured reliably.

Other trading activities – Income from donated furniture sales is recognised when the goods are sold, net of Gift Aid claims.

Investment income – Investment income is recognised when the charity is entitled to receipt. Rental income is recognised over the period to which it relates.

Charitable activities – Income from charitable activities carried out in furtherance of the charity's objects is recognised as follows:

Housing	Rent, services and fees for housing related support at YMCA Ryder House and rent ad service charges at the Quaker Meeting House is recognised in the period to which it relates.
Training and education	Income from service level agreements for the provision of training and education is recognised over the period in which the training and education is delivered.
Supported accommodation	Income is recognised to the extent that the charity has provided the contracted services. Licence charges (from residents) are recognised as receivable, and support charges (from local councils) are recognised in the period the support services are provided on an accruals basis. Income received in advance of the provision of services is deferred on a time basis until such time as the services have been performed.

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2022

1 Accounting policies (continued)

1.6 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. Direct costs, including direct staff costs are attributed to the relevant activity. Support costs, including support staff costs, are allocated to activities pro rata on the basis of direct costs including staff costs.

Support costs are those functions that assist the work of the charity but do not directly relate to the charitable activities, and include governance costs.

Governance costs are the costs of governance arrangements relating to the general running of the charity. These costs are included within the charity's charitable activities.

All expenditure is inclusive of irrecoverable VAT.

1.7 Operating leases

Rentals payable under operating leases, including any lease incentives received, are charged to the Statement of Financial Activities on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

1.8 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Land and buildings	-	Between 15 to 100 years straight line as per below
Leasehold improvements	-	Shorter of 100 years or lease term
Activity equipment	-	5 years
Office furniture	-	10 years
Office equipment	-	5 years
Motor vehicles	-	4 years

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

1 Accounting policies (continued)

1.8 Tangible fixed assets and depreciation continued

Major components are treated as separable assets and depreciated over their useful economic lives as follows:

Land	Not depreciated
Main fabric/structure	100 years straight line
Roof structure	50 years straight line
Windows and external doors	20 years straight line
Central heating systems	10 years straight line
Kitchens and bathrooms	15 years straight line

There has been a change in the estimated useful lives of freehold properties during the year due to the adoption of component accounting. The impact on the depreciation charge for the current year is to increase it by £14,844.

A review for impairment of fixed assets is carried out if events or changes in circumstances indicate that the carrying value of fixed assets may not be recoverable.

1.9 Investment property

Investment properties are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date. Changes in fair value are shown in the Statement of Financial Activities.

Professional valuations are carried out every five years, with valuations in between this period carried out by trustees on review of similar properties.

1.10 Investment in subsidiary undertakings

Interests in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in the Statement of Financial Activities.

A subsidiary is an entity controlled by the charitable company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.11 Financial instruments

The charity only has financial instruments which are classified as basic financial instruments.

Short-term debtors and creditors are measured at the settlement value. Any losses from impairment are recognised in profit and loss.

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

1 Accounting policies (continued)

1.12 Pension scheme

YMCA West Kent participated in a multi-employer defined benefit pension plan for employees of YMCAs in England, Scotland & 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 YMCA West Kent for the purposes of FRS 102 Section 28 disclosure. Consequently the plan is accounted for as defined contribution.

As described in note 20, YMCA West Kent has a contractual obligation to make pension deficit payments of £26,127 per annum over the period to April 2029 (2021: £23,910 per annum), accordingly this is shown as a liability in these accounts. In addition, YMCA West Kent is required to contribute £6,076 per annum (2021 £5,659 per annum) to the operating expenses of the Pension Plan and these costs are charged to the Statement of Financial Activities as made.

1.13 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds can only be used for the particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

2 Income from donations and legacies

	2022	2021
	£	£
Coronavirus Job Retention Scheme grant	5,556	46,277
Other Coronavirus funding	8,000	49,943
Grants and donations	79,762	30,270
Grants towards Youth Work	77,732	90,544
Gift aid	13,562	10,056
	184,612	227,090

Income from restricted funds in the comparative period was £90,544.

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2022

3 Income from charitable activities

	2022	2021
	£	£
Housing	597,553	552,282
Training and education	278,687	311,280
Supported accommodation	26,613	-
	<u>902,853</u>	<u>863,562</u>

Income from restricted funds in the comparative period was £294,796.

4 Other trading activities

	2022	2021
	£	£
Furniture stores sales	-	98
Other income	6,595	5,411
	<u>6,595</u>	<u>5,509</u>

5 Expenditure on charitable activities

	Direct	Support	Total	Total
	costs	costs	2022	2021
	2022	2022	2022	2021
	£	£	£	£
Housing	537,335	253,879	791,214	672,140
Training and education	182,236	86,103	268,339	305,649
Youth work	57,400	27,120	84,520	116,951
Supported accommodation	26,431	12,488	38,919	-
	<u>803,402</u>	<u>379,590</u>	<u>1,182,992</u>	<u>1,094,740</u>
	Note 6	Note 7		

In the comparative period, expenditure of £422,600 was attributable to restricted funds.

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

6 Direct costs

	2022	2021
	£	£
Staff costs	506,663	461,280
Staff recruitment and training etc.	19,182	9,803
Service charges	115,577	113,039
Rent and rates	50,352	44,452
Heat and light	35,709	19,010
Motor vehicle expenses	4,518	1,392
Repairs and maintenance	44,658	38,116
Computer costs	3,654	8,462
Subscriptions	224	-
Other office costs	18,576	14,160
Telephone	1,578	637
Legal and professional fees	2,711	175
	<u>803,402</u>	<u>710,526</u>

7 Support costs

	2022	2021
	£	£
Staff costs	92,986	140,309
Staff recruitment and training etc.	13,686	9,038
Rent and rates	46,897	58,456
Heat and light	18,844	10,253
Motor vehicle expenses	5,482	1,893
Repairs and maintenance	11,849	7,354
Computer costs	5,117	6,145
Subscriptions	503	441
Other office costs	15,842	5,377
Insurance	17,530	22,027
Telephone	24,461	17,667
Marketing	-	2,260
Bank charges	452	390
Accountancy	19,108	27,943
Legal and professional fees	37,026	17,951
Depreciation	52,602	40,686
Governance costs		
Fees paid to auditors	11,000	10,525
Affiliation to national YMCA fees	6,205	5,499
	<u>379,590</u>	<u>384,214</u>

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

8 Staff costs

	2022	2021
	£	£
Wages and salaries	540,291	531,692
Social security costs	35,437	42,556
Pension costs	23,921	27,341
	<u>599,649</u>	<u>601,589</u>

1 employee earned more than £70,000 per annum (2021: One employee over £60,000). During the year ended 31 March 2022 trustees received no remuneration nor benefits (2021: None). No trustees were reimbursed expenses during the year ended 31 March 2022 (2021: None).

The Charity considers the Board of Trustees (unpaid) and all members of the Senior Management Team (head office and project managers) as their key management personnel. The total employment benefits, including employer's contributions of national insurance and pension, of the key management personnel was £216,757 (2021: £231,463).

The charity operates 2 alternative stakeholder pension schemes for employees. The assets of the scheme are held separately from those of the charity. The pension cost charge represents employer contributions payable by the charity to the scheme. These are recognised in the period they become due.

Average number of employees (headcount basis)

	2022	2021
	No.	No.
Functional staff	41	35
Support staff and publicity	2	2
Finance	1	1
	<u>44</u>	<u>38</u>

9 Net income

	2022	2021
	£	£
This is stated after charging:		
Depreciation of tangible fixed assets	52,602	51,020
Operating lease expense	49,911	101,970
Auditors' remuneration - group	8,250	7,900
Auditors' remuneration - non-audit	2,750	2,625
	<u>113,513</u>	<u>163,515</u>

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

10 Tangible fixed assets

	<i>Land and buildings</i>	<i>Leasehold improvements</i>	<i>Furniture & equipment</i>	<i>Motor Vehicles</i>	<i>Total</i>
	£	£	£	£	£
Cost					
At 1 April 2021	880,524	233,282	241,744	81,528	1,437,078
Additions	-	-	7,361	-	7,361
Transfer - Note 23	1,711,293	-	42,169	-	1,753,462
At 31 March 2022	<u>2,591,817</u>	<u>233,282</u>	<u>291,274</u>	<u>81,528</u>	<u>3,197,901</u>
Depreciation					
At 1 April 2021	234,922	76,396	216,021	81,528	608,867
Charge for the year	24,793	16,033	11,776	-	52,602
Transfer - Note 23	62,233	-	37,467	-	99,700
At 31 March 2022	<u>321,948</u>	<u>92,429</u>	<u>265,264</u>	<u>81,528</u>	<u>761,169</u>
Net book value					
At 31 March 2022	<u>2,269,869</u>	<u>140,853</u>	<u>26,010</u>	<u>-</u>	<u>2,436,732</u>
At 31 March 2021	<u>645,602</u>	<u>156,886</u>	<u>25,723</u>	<u>-</u>	<u>828,211</u>

Included within land buildings is the cost of freehold land of £287,483 (2021: £39,000).

11 Investment property

	2022	2021
	£	£
Fair value at 1 April 2021	380,000	372,400
Change in fair value	29,000	7,600
Fair value at 31 March 2022	<u>409,000</u>	<u>380,000</u>

The investment property was valued at the year end by the trustees based upon its location and recent sales of similar properties.

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

12 Investments in subsidiaries

	2022	2021
	£	£
Investment in West Kent YMCA Trading Limited	2	2
	<u>2</u>	<u>2</u>

The charity owns 100% of the issued ordinary share capital of West Kent YMCA Trading Limited (registered company number 03742102), which comprises 2 ordinary shares of £1 each. West Kent YMCA Trading Limited is registered in England, and shares the registered office address of its parent charity. It also controls West Kent YMCA Academy Trust Ltd (registered company number 09030996) through its ability to appoint or remove the majority of trustees. This company is dormant.

From the 31 January 2022, the charity also controlled The Bridge Trust Corporation, as it has the capacity to appoint or remove the majority of trustees. The Bridge Trust Corporation is a charitable company registered in England and shares the registered office address of its parent charity. Its registered company number is 3111576 and its registered charity number is 1050291. The Bridge Trust Corporation transferred its activities to the parent on 31 January 2022, as shown in note 23 to the accounts. From this date the charity became dormant.

The results of both organisations are shown below:

West Kent YMCA Trading	2022	2021
	£	£
Turnover	231,285	71,307
Administrative expenses	(310,498)	(200,566)
Other operating income	40,090	99,274
Loss for the financial year	<u>(39,123)</u>	<u>(29,985)</u>
Capital and reserves	<u>(63,870)</u>	<u>(24,748)</u>

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

12 Investments in subsidiaries (continued)

The Bridge Trust Corporation	2022 £
Income	208,211
Expenditure	(324,455)
Net gains on investments	7,375
Net loss for the year prior to transfer of activity	(108,869)
Total funds	-

13 Debtors

	2022 £	2021 £
Trade debtors	81,167	41,552
Amounts owed by group undertakings	82,311	57,815
Other debtors	5,772	-
Prepayments and accrued income	38,317	55,541
	207,567	154,908

14 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	61,112	21,692
Other taxation and social security	15,088	18,134
Pension liability (See Note 15)	26,127	23,157
Other creditors	18,531	14,697
Accruals and deferred income	110,392	64,886
	231,250	142,566

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

15 Creditors: amounts falling due after one year

	2022	2021
	£	£
Pension liability	160,166	164,038
Movements on pension liability		
At 1 April 2021	187,193	154,620
Payments made	(23,984)	(23,158)
Actuarial losses	23,084	55,731
At 31 March 2022	186,293	187,193
Maturity analysis:		
Pension liability due within one year	26,127	23,157
Pension liability due in more than one	160,166	164,038

In 2008, YMCA West Kent were notified by the YMCA Pension Plan Trustee of their allocation of the overall YMCA Pension Plan deficit. Future payments are provided in full in accordance with FRS 102 Section 21 "Provisions and Contingencies". The amount recognised is the net present value of the contributions payable. The discount rate used is 3%.

For further details see note 20.

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

16 Statement of movement in funds

Current year	At 1 April 2021 £	Income £	Expenditure, gains & losses £	Transfers between funds £	At 31 March 2022 £
Unrestricted funds					
General funds	272,586	964,384	(809,794)	(37,838)	389,339
Designated funds					
Property fund	1,182,488	1,649,060	(11,826)	-	2,819,722
Pensions fund	(187,193)	-	900	-	(186,293)
Total unrestricted funds	1,267,881	2,613,444	(820,720)	(37,838)	3,022,767
Restricted funds					
Horizon fund	-	282,000	(235,584)	-	46,416
Bike project	-	1,704	(32,754)	31,050	-
Youth Work	-	77,732	(84,520)	6,788	-
Housing Project	-	3,800	(3,800)	-	-
Total restricted funds	-	365,236	(356,658)	37,838	46,416
Total Charity funds	1,267,881	2,978,680	(1,177,378)	-	3,069,183

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

16 Statement of movement in funds (continued)

Prior year	At 1 April 2020 £	Income £	Expenditure, gains & losses £	Transfers between funds £	At 31 March 2021 £
Unrestricted funds					
General funds	261,214	730,778	(682,146)	(37,260)	272,586
Designated funds					
Property fund	1,199,337	-	(16,849)	-	1,182,488
Pensions fund	(154,620)	-	(32,573)	-	(187,193)
Total unrestricted funds	1,305,931	730,778	(731,568)	(37,260)	1,267,881
Restricted funds					
Horizon fund	-	282,000	(283,077)	1,077	-
Bike project	-	12,796	(22,572)	9,776	-
Youth Work	-	90,544	(116,951)	26,407	-
Total restricted funds	-	385,340	(422,600)	37,260	-
Total Charity funds	1,305,931	1,116,118	(1,154,168)	-	1,267,881

Designated funds

The designated property fund represents the amount of unrestricted funds attributable to the charity's freehold, leasehold and investment property. This includes the properties transferred from The Bridge Trust Corporation during the year.

The designated pensions fund represents the charity's future commitment to make payments in respect of the YMCA Pension Plan deficit (note 20).

Restricted funds

The Horizon fund represents grants and donations, which are restricted to starting and sustaining Horizon projects. Horizon projects deliver supported vocational training and the charity has sufficient resources to meet these obligations.

Youth Work project was set up to support children & young people aged 8 to 19 and also those aged 8 to 25 with Special Educational Needs or Disabilities (SEND). The project has been funded by Kent County Council.

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2022

16 Statement of movement in funds (continued)

Bike Project was set up to help the health and wellbeing of young people, the project takes old bikes, refurbishes them to resale in the shop. The Project is funded by Schools who wish to enrol their students on the course.

The Housing project relates to the refurbishment of a communal area at Ryder House. This was fully spent in the year.

Transfers represent expenditure incurred by other projects / head office / cost centres in meeting the purpose of restricted funds out of unrestricted funds.

17 Analysis of net assets between funds

	<i>Unrestricted funds 2022 £</i>	<i>Restricted funds 2022 £</i>	<i>Total funds 2022 £</i>	<i>Total funds 2021 £</i>
Fixed assets and investments	2,845,734	-	2,845,734	1,208,213
Net current assets	337,199	46,416	383,615	223,706
Creditors: due after more than one year	(160,166)	-	(160,166)	(164,038)
	<u>3,022,767</u>	<u>46,416</u>	<u>3,069,183</u>	<u>1,267,881</u>

18 Operating lease commitments

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	<i>2022 £</i>	<i>2021 £</i>
Amounts due:		
Within one year	74,720	40,417
Between one and five years	266,796	-
More than 5 years	84,244	-
	<u>425,760</u>	<u>40,417</u>

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2022

19 Contingencies

The charity is entitled to the freehold reversion in respect of land over which it granted a 70-year lease to National Council of YMCAs (YMCA England & Wales) at peppercorn rent from 7 February 1994. They constructed a residential hostel for young people on site, which was operated by the charity as their managing agent and local housing partner. The premises were refurbished and extended with capital funds from Homes England. Prior to this redevelopment the original lease was extended to 74 years. On 27 April 2018, YMCA England & Wales sold their lease of Ryder House to YMCA Blackburn. The total Homes England grant value in the building of £1.8m is accounted for by the Leaseholder, YMCA Blackburn as the Registered Provider of Social Housing.

20 Pension scheme

YMCA West Kent participated in a contributory pension plan providing defined benefits based on final pensionable pay for employees of YMCAs in England, Scotland and Wales. The assets of the YMCA Pension Plan are held separately from those of YMCA West Kent 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).

The most recent completed three year valuation was completed 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. YMCA West Kent has been advised that it will need to make monthly contributions of £2,265 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 1 May 2022.

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2022

20 Pension scheme (continued)

In addition, YMCA West Kent 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 YMCA West Kent may be called upon to pay in the future.

YMCA West Kent contributed £5,609 (2021: £4,961) to the operating expenses of the Pension Plan and these costs were charged to the Statement of Financial Activities.

21 Related party disclosures

Included within debtors is an amount of £82,407 (2021: £57,815) owed by West Kent YMCA Trading Limited, a wholly owned subsidiary of YMCA West Kent.

During the year recharges totalling £279,308 (2021: £220,740) were made to West Kent YMCA Trading Limited and amounts paid for by the trading subsidiary on behalf of the charity totalled £80,441 (2021: £121,494).

During the year the charity also received income totalling £510 from its parent undertaking YMCA Thames Gateway to cover purchases for the Horizon Project.

22 Control

From 1 April 2021 the charity became a wholly owned subsidiary of YMCA Thames Gateway, which is the sole member and has the power to appoint or remove the majority of trustees. Details of the parent company can be seen in note 1.3.

23 Transfer of funds from The Bridge Trust Corporation

On 31 January 2022 The Bridge Trust Corporation entered into an agreement to transfer all activity to YMCA West Kent. The breakdown of this transfer is shown below:

	£
Tangible fixed assets	1,106,179
Investments	5,596
Current assets	256,297
Current liabilities	(49,975)
	<hr/>
	1,318,097
Adjustment for fair value of properties	547,583
	<hr/>
Total value of gift	<u>1,865,680</u>

YMCA West Kent

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2022

23 Transfer of funds from The Bridge Trust Corporation (continued)

At 31 January 2022 the assets and liabilities were valued at fair value. This has resulted in an adjustment to the fair value of the properties included in land and buildings of £547,583.

Any funds obtained or costs incurred after the transfer date of 31 January 2022 were owed to or by YMCA West Kent as they took on the activity of The Bridge Trust Corporation from that date.

Investments held by The Bridge Trust Corporation related to cash held within the investment portfolio. These funds were transferred to the charity's bank account following the 31 January 2022.

All assets and liabilities were immediately transferred on this date other than the bank balance. The cash remains in The Bridge Trust Corporation's bank account and is held on trust for YMCA West Kent. The balance at 31 March 2022 was £229,751.