

**GRIMSBY CLEETHORPES  
AND HUMBER REGION**



(a company limited by guarantee)

**FINANCIAL STATEMENTS**

**YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

**Company registration No. 03241634**

**Registered Charity No. 1058613**

**Homes & Communities Agency Registered Housing Provider No. LH 4152**

**TUESDAY**



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**26/05/2020**

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**COMPANIES HOUSE**

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.

**SUPPORT & ADVICE**

**ACCOMMODATION**

**FAMILY WORK**

**HEALTH & WELLBEING**

**TRAINING & EDUCATION**

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**YEAR ENDED 31 DECEMBER 2019**

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**OFFICERS AND PROFESSIONAL ADVISERS  
YEAR ENDED 31 DECEMBER 2019**

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Charity number	1058613
Company number	3241634
Homes & Communities Agency registered housing provider number	LH 4152
Directors	N A Strawson D Wooldridge P Gallant D Fortune (resigned 29/07/19) S Gallaher (Chairman) S Hunt K Lynn (resigned 27/01/20) C Rounce L Lougher R Harrison R Oxby (appointed 27/01/20) Bishop D Court (appointed 30/09/19)
Chief Executive Officer	D Cook
Key management personnel	K Conway S Marray S Meech A Hornsby G Fenwick (resigned 06/03/20)
Registered office	Peaks Lane Grimsby South Humberside DN32 9ET
Bankers	Barclays Bank PLC 35 Victoria Street Grimsby North East Lincolnshire DN31 1DE
Auditors	Forrester Boyd 26 South St. Mary's Gate Grimsby DN31 1LW
Solicitors	Wilkin Chapman LLP Cartergate House 26 Chantry Lane Grimsby DN31 2LJ

**BOARD REPORT (INCLUDING STRATEGIC REPORT)  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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The directors of the board 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 2019.

**Directors of the board**

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

N A Strawson	D Wooldridge
P Gallant	D Fortune (resigned 29/07/19)
S Gallaher	S Hunt
K Lynn (resigned 27/01/20)	C Rounce
L Lougher	R Harrison
R Oxby (appointed 27/01/20)	Bishop D Court (appointed 30/09/19)

**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 109 bed spaces across North East Lincolnshire that offer a safe place to stay and 1:1 support to enable individuals, particularly young people, 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 youth clubs and out of school activities for young people and their families across the region.
- **Health & Wellbeing:** We believe everyone should enjoy the benefits of good health and wellbeing. The At One project is focused on providing 1:1 and group interventions for young people (16 – 35) with low level mental health needs. The target population for this project are people at risk of homelessness, accessing housing related support services and/or exiting from homelessness. We deliver workshops in schools with a focus on promoting emotional wellbeing. We also continue to engage with national YMCA Campaigns such as 'I am Whole'.
- **Training & Education:** We believe every young person should be able to fulfil their potential. I'm Possible is a project focused on enabling educational inclusion by supporting young people at risk from exclusion to maintain a mainstream education placement. 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 2019**

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**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, 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**

In March 2019 the Board agreed a Strategic Plan for the Organisation 2019-2021, setting a new direction and unprecedented ambition for the charity over the next 3 years.

In January 2019, the newly appointed Chief Executive was asked to review the current plans to develop new properties at Peaks Lane, Grimsby (the current hostel site). After consultation with staff, residents and partners the Chief Executive recommended to the Board at the end of January that plans to develop the Peaks Lane site for Supported Accommodation be ceased and instead a Grimsby Town Centre location be sought to redevelop the charity's main accommodation.

The Board considered a recommendation to develop a site at Freeman Street, Grimsby in March 2019 and worked incredibly hard during the remainder of 2019 to progress this exciting scheme. This site provides better access to local facilities for our residents; the planned building provides both aspirational residential accommodation and support areas, together with facilities to serve the local community. A public consultation event was held in July 2019 and the Organisation undertook further additional consultation with partners and the community on its proposals.

A huge turning point came when planning permission for this proposed new state of the art building at Freeman Street was granted in October. A couple of weeks later news was received from Homes England that they would support the scheme with a £3.325m grant. This was followed swiftly by news that the Garfield Weston Foundation had granted £300k towards the community facilities on the ground floor of the building.

YMCA Humber will be borrowing some £3.5m from Charity Bank, taking the Charity's total contribution towards this £8m development to approximately £4.1 million. In order to deliver this accommodation for people who would otherwise be homeless, we plan to be on site by the end of March 2020. Our Design Team has been meeting since April 2019 and so this is the culmination of a huge amount of effort so far, but one which will see YMCA Humber really step up as a community leader in the town of Grimsby, acting as the catalyst for the intended regeneration of the Freeman Street area.

YMCA Humber is grateful that the Freeman of Grimsby have agreed to lease the land to the YMCA for 250 years.

**BOARD REPORT (INCLUDING STRATEGIC REPORT)  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**Business review (cont'd)**

Much of the focus in 2019 has been on our proposed Freeman Street development which has progressed at a rapid pace. However, given our ambitious Strategic Plan, our achievements didn't stop there. In 2019:-

- We provided 35,066 nights of safe accommodation for 394 people (compared to 341 people in 2018). 153 of those residents have moved on to their own accommodation in a planned and positive way.
- Our At One project received 115 referrals and 271 hours of counselling was delivered.
- 262 engagement events for our residents were held, attended by 1,188 people.
- We recorded over 4,000 attendances at our Youth Work activities.

As part of our commitment to provide quality move-on accommodation, two new properties were purchased in 2019; a new Female Community House was opened in October 2019, with the potential to provide supported accommodation for 6 females and the second house is due to open in the Spring of 2020.

Our existing Community House at Brighowgate had a new kitchen installed in early 2019, thanks to a grant from Percy Bilton and the Bernard Sunley Foundation received in 2018. In September 2019 the house which had previously been loaned to the charity for use was gifted to YMCA Humber by a generous benefactor.

In September 2019, YMCA Humber hosted the first stop of a national touring exhibition, celebrating 175 years of YMCA history. We chose to hold the event at Central Hall, Grimsby in the heart of the East Marsh and were delighted that over 400 people visited the exhibition, many of them school children.

**Delivering Better / Our People**

In March 2019 the Board also approved a new People Strategy, marking the start of a transformational journey for the Organisation. This Strategy outlined how we planned to better support, train and develop our staff to deliver excellent services. In order to help deliver on the promises made in this Strategy, an HR Manager was appointed in May 2019, providing much-needed dedicated HR support for the Organisation. Delivering on key elements of this Strategy included many actions to improve the wellbeing of our staff. A staged-review of the management structure took place during the year with a clear focus on having the right skills, capabilities and culture within the Organisation. As part of this review, capacity within the Organisation to build our fundraising and income generation plans were developed. YMCA Humber is blessed with some fabulous, passionate and committed individuals. In order to better support our staff in 2019 we:-

- Launched our Staff Well-being Programme
- Created a Staff Forum which meets monthly
- Recruited Speak-out Champions
- Reviewed the Organisation's Recruitment and Selection Procedures
- Rolled out a vaccination programme for our staff
- Agreed that all staff receive 5-weeks' holiday entitlement from 1<sup>st</sup> January 2020
- Introduced improved methods of communication to our staff, including staff notice boards for those staff who only use email infrequently
- Committed to becoming a Living Wage Employer
- Committed to reduce the 'span of control' of our managers to no more than 8 direct reports

**BOARD REPORT (INCLUDING STRATEGIC REPORT)  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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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.

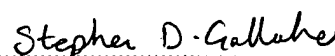
In approving the Board's Annual Report, we also approve the Strategic Report included therein, in our capacity as company directors.

**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  
Director  
30<sup>th</sup> March 2020



S Gallaher  
Director  
30<sup>th</sup> March 2020

**BOARD REPORT (INCLUDING STRATEGIC REPORT)  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**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:**

We have acquired two additional properties which has increased our capacity from 103 to 114 rooms. We continued our refurbishment program for existing properties and will extend this into 2020

In 2020 we will continue to develop our assets which includes our new Freeman Street project, for which we have been building our reserves to support.

**Public Benefit**

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.

The focus of our work is:

- 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 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.

**Directors' responsibilities**

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.



**BOARD REPORT (INCLUDING STRATEGIC REPORT)  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**Employees**

The charity firmly believes in equal opportunities, personal development and in ongoing training opportunities. The company 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.

**Arrangements for setting pay and remuneration of key management personnel**

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:

- 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 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 2% cost of living adjustment equally to all staff.

In 2020 it is the Association's intention to introduce a job evaluation process to strengthen the above considerations.

**Financial Review**

During the year ended 31 December 2019, total expenditure of £1,670,583 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 £489,351 (2018: £31,521).

**Reserves**

YMCA Humber is working towards reserve levels of six to twelve months operating expenditure (OPEX), but has a minimum policy of three 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 £1,449,465 were held at 31 December 2019. No restricted funds were held. Of this amount, £1,206,207 can be realised by disposing of tangible fixed assets. After taking this into account, free reserves total £243,258.

**BOARD REPORT (INCLUDING STRATEGIC REPORT)  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**Director induction and training**

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.

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

**Key Policies**

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.

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 1966, the Charity sets out internal control procedures to protect its assets and regularly carries out an audit of its rent accounting system.

**Rents**

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

**Treasury management**

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 and bank mandates. The Charity's treasury activities are routinely reported to the Board of Directors.

The main financial risks to which the Charity is exposed relate to changes in the Government's funding of special needs housing.

**Liquidity**

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

**Payment policy**

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

**Director and officer indemnity insurance**

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

**BOARD REPORT (INCLUDING STRATEGIC REPORT)  
FOR THE YEAR ENDED 31 DECEMBER 2019**

**Business review (cont'd)**

As part of our commitment to the continuous improvement of our provision and services in 2019 we also: -

- Fitted new boilers at our Peaks Lane accommodation
- Purchased 72 fridges for our residents at our Peaks Lane accommodation
- Spent £4,000 of the funds raised through Sleep Easy 2019 on the refurbishment of the residents' lounge at our Peaks Lane accommodation
- Spent £11,000 of the funds raised through Sleep Easy 2019 on room upgrades at our Foyer accommodation.

A new 3-year Income Generation Strategy was also agreed by the Board in March 2019 to plot the future direction of fundraising activities in order for the Organisation to meet its priorities as set out in the Strategic Plan. The following grants were received in 2019:-

Garfield Weston	£300,000	To enable community facilities at our Freeman Street project
Reaching Communities	£46,000	To continue our AT One project
Children in Need	£27,578	To continue youth services in Immingham and Stallingborough
Co-op Foundation	£10,000	To support us in building connections within the local community
Pilot Light	£6,500	To provide strategic business support
Crime Reduction Fund	£5,000	To deliver our Behind the Mask program to local schools
Learning through Landscapes	£3,996	To deliver workshops and plant fruit trees at our Foyer
Tribune Trust	£2,500	To support our Prison me no Way program
Joseph Annie Cattle	£2,000	To support our Prison me no Way program
Care Plus	£1,440	To enable us to deliver literacy and phonics workshops
Care Plus	£1,000	To enable us to deliver art workshops and purchase equipment
Humberston Lions	£500	To enhance our Community House garden
YMCA England & Wales	£500	To support our YMCA 175 exhibition
Artie White Foundation	£500	To continue our Willows Youth Club program
Ward Councillor Cliff Barber	£500	To continue our Willows Youth Club program
The Rotary	£350	To enable us to fit out a gym for residents at Peaks Lane
Grimsby Lions	£300	To enhance our Community House garden
Make a Start Foundation	£150	To support a resident

£30,000 was raised by our wonderful supporters at Sleep Easy 2019. Goods totalling £2,789 were donated at Christmas to provide our residents with additional festive meals and gifts. The Charity spent £18 on a gift for each of our residents at Christmas, totalling £1,960, in addition to providing hot festive meals throughout the Christmas and New Year period.

**Fit for the Future**

2020 is set to be a very exciting year for YMCA Humber. We are due to start on site in March 2020 to build our new Freeman Street accommodation which will be open by September 2021, housing 74 individuals and providing a community café and much-needed ground floor support facilities for use by our residents and the broader community.

Discussions continue with North East Lincolnshire Council with a view to opening a property dedicated to supporting Care Leavers and to developing a Housing First pilot scheme to provide intensive support and accommodation to those currently rough sleeping in North East Lincolnshire.

**BOARD REPORT (INCLUDING STRATEGIC REPORT)  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**Business review (cont'd)**

Discussions continue with the local Diocese with a view to YMCA Humber assuming the running of the St Hugh's Community Centre on the West Marsh, Grimsby from 1<sup>st</sup> April 2020.

Our research has commenced to determine where the gaps are in service provision across the Humber, focusing on the areas of Hull and Scunthorpe, as set out in our strategic intent.

In the Summer of 2019 YMCA Humber was awarded 'Pilotlight' status by the Garfield Weston Foundation, meaning that at the end of the year we started to work with a team of Pilotlighters to support us to become the best organisation we can be. This work will continue for the majority of 2020 and we will focus on improving our income generation and demonstrating our impact. Our aspirations are off the charts and so this support is hugely welcomed.

**Principal risks and uncertainties**

Looking ahead to 2020 the principal risks for the Association centre around funding for supported housing. YMCA Humber is pleased with the developments in this area and with government assurances that funding will continue through Housing Benefit rather than discretionary Local Authority funding. However, with a planned review of Supported Housing rent levels, the Association needs to be prepared if it is going to remain financially sustainable in the face of significant change. It is for this reason that we remain focused on financial sustainability with income generation at the centre of our strategic planning, in conjunction with robust financial controls.

YMCA Humber keeps a risk register, which is reviewed regularly and updated by the Board and includes monitoring our ability to maintain and grow services at a time when we plan to embark on an ambitious capital investment.

At the time of writing the country is on the verge of the COVID-19 pandemic. It is currently unclear how this may affect the Association in the coming months, but it is highly likely that there will be a detrimental impact to both future financial performance and operational delivery.

**Governance and management**

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. The number of directors shall not exceed fourteen and shall not be less than four.

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. In accordance with the Associations Articles of Association on 26<sup>th</sup> November 2018 the Board agreed to extend the tenure of two Trustees, Niel Strawson and Paul Gallant for a further 3 years, 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.

In exceptional circumstances the Chair, in consultation with the Chief Executive Officer and Finance Sub-Committee, shall have the power to make decisions where there is not adequate time to convene a Board Meeting, provided always that the Chair acts in good faith and in the best interests of the Charity, in the furtherance of the objectives set out in the Memorandum and Articles of Association.

During 2019 a review of YMCA 'Humber's' Governance Arrangements was undertaken, reducing 4 sub-committees to 3 sub committees with delegated powers: -

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

The Board also clarified the Chief Executive's delegated powers in relation to staffing. YMCA Humber have ensured compliance with the Governance and Financial Viability Standard.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GRIMSBY CLEETHORPES AND  
HUMBER REGION YMCA FOR THE YEAR ENDED 31ST DECEMBER 2019**

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**Opinion**

We have audited the financial statements of Grimsby Cleethorpes and Humber Region YMCA (the 'association') for the year ended 31<sup>st</sup> December 2019 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).

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.

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31<sup>st</sup> December 2019, 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.

**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 Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

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

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

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GRIMSBY CLEETHORPES AND HUMBER REGION YMCA FOR THE YEAR ENDED 31ST DECEMBER 2019 (CONTINUED)**

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**Other information**

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

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

We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

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

- the information given in the board 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 was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption 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.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GRIMSBY CLEETHORPES AND  
HUMBER REGION YMCA FOR THE YEAR ENDED 31ST DECEMBER 2019 (CONTINUED)**

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**Responsibilities of the board**

As explained more fully in the board's responsibilities statement set out on page 11, the board members (who are also the directors of the association 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 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.

**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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](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 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.

*forrester boyd.*

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

26 South Saint Mary's Gate  
Grimsby  
North East Lincolnshire  
DN31 1LW  
Date: 30<sup>th</sup> March 2020

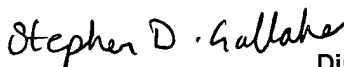
**STATEMENT OF COMPREHENSIVE INCOME (INCLUDING INCOME & EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 DECEMBER 2019**

		2019 £	2018 £
	<i>Notes</i>		
Turnover	3	2,157,111	1,783,405
Operating expenditure		<u>(1,670,583)</u>	<u>(1,706,349)</u>
<b>Operating surplus</b>		<b>486,528</b>	<b>77,056</b>
Gain/(loss) on disposal of property plant and equipment	6	1,800	(46,503)
Exceptional expenditure		-	-
Interest receivable and similar income	5	1,023	968
<b>Surplus before tax</b>	6	<b>489,351</b>	<b>31,521</b>
Exceptional Items		<u>-</u>	<u>-</u>
Taxation		-	-
<b>Total comprehensive income for the year</b>		<b><u>489,351</u></b>	<b><u>31,521</u></b>

The only recognised gain is the surplus for the period of £489,351.

Signed on behalf of the board on 30<sup>th</sup> March 2020.

  
.....Director  
P Gallant

  
.....Director  
S Gallaher



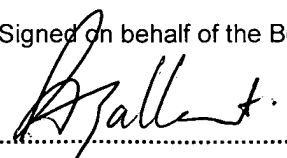
**BALANCE SHEET AS AT 31 DECEMBER 2019**

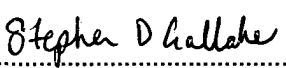
		2019 £	2018 £
	<i>Notes</i>		
<b>Fixed assets</b>			
Housing properties at depreciated cost	10	<u>2,130,496</u>	<u>1,279,185</u>
		2,130,496	1,279,185
Other fixed assets	10	84,188	63,782
		<u>2,214,684</u>	<u>1,342,967</u>
<b>Current assets</b>			
Stocks and work in progress	11	3,749	4,175
Debtors	12	98,967	91,366
Cash at bank and in hand		<u>897,550</u>	<u>862,534</u>
		1,000,266	958,075
<b>Creditors: amounts falling due within one year</b>	13	<u>(530,862)</u>	<u>(205,444)</u>
<b>Net current assets</b>		<u>469,404</u>	<u>752,631</u>
<b>Total assets less current liabilities</b>		<u>2,684,088</u>	<u>2,095,598</u>
<b>Creditors: amounts falling due after more than one year</b>	14	(1,131,704)	(1,016,313)
<b>Provisions for liabilities and charges</b>			
Pensions liability	21	<u>(102,919)</u>	<u>(119,171)</u>
Totals provisions for liabilities and charges	15	(102,919)	(119,171)
		<u><u>1,449,465</u></u>	<u><u>960,114</u></u>
<b>Capital and reserves</b>			
Income and expenditure reserve	16	1,449,465	960,114
		<u><u>1,449,465</u></u>	<u><u>960,114</u></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 30<sup>th</sup> March 2020.

Signed on behalf of the Board

  
.....Director  
**P Gallant**

  
.....Director  
**S Gallaher**

The notes on pages 17 to 31 form part of these accounts

Company Registration No. 3241634

**STATEMENT OF CHANGES IN RESERVES  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

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	<b>Income &amp; expenditure reserve</b>
<b>At 1 January 2019</b>	<b>960,114</b>
Profit for the year	489,351
	<hr/>
	489,351
<b>At 31 December 2019</b>	<hr/> <b>1,449,465</b> <hr/>

**STATEMENT OF CASH FLOWS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

	<b>Note</b>	<b>2019 £</b>	<b>2018 £</b>
<b>Cash flow from operating activities</b>	<b>19</b>	<b>813,705</b>	<b>(316,156)</b>
Interest paid		-	-
Taxation paid		-	-
<b>Net cash flow from operating activities</b>		<b>813,705</b>	<b>(316,156)</b>
<b>Cash flow from investing activities</b>			
Payments to acquire tangible fixed assets		(947,241)	(23,265)
Receipts from sale of tangible fixed assets		1,800	-
Interest received		1,023	968
<b>Net cash flow from investing activities</b>		<b>(944,418)</b>	<b>(22,297)</b>
<b>Cash flow from financing activities</b>			
Proceeds from bank borrowing draw downs		169,400	-
Repayment of bank borrowing		(5,046)	-
Interest paid		1,375	-
<b>Net cash flow from financing activities</b>		<b>165,729</b>	<b>-</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>		<b>35,016</b>	<b>(338,453)</b>
<b>Cash and cash equivalents at 1 January</b>		<b>862,534</b>	<b>1,200,987</b>
<b>Cash and cash equivalents at 31 December</b>		<b>897,550</b>	<b>862,534</b>

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

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**1 ACCOUNTING POLICIES**

**General information and basis of preparation**

Grimsby, 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 30<sup>th</sup> March 2020.

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, Grimsby 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.

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

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**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.

**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:

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

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.

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

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**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**

Grimsby 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 Grimsby Cleethorpes and Humber Region YMCA.

As described in note 22 Grimsby, Cleethorpes and Humber Region YMCA has a contractual obligation to make pension deficit payment of £14,582 pa over the period to April 2027, accordingly this is shown as a liability in these accounts. In addition, Grimsby, Cleethorpes and Humber Region YMCA is required to contribute £2,254 pa to the operating expenses of the Pension Plan and these costs are charged to the Statement of Financial Activities.

**Restricted funds**

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.

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

**2 SOCIAL HOUSING TURNOVER AND COSTS**

	2019 £	2018 £
Rent receivable, excluding service charges	1,604,084	1,285,215
Service charges	19,849	19,815
Grant income	260,419	283,065
Amortised grant income	30,156	30,156
Other income	9,069	17,302
Social housing activity expenditure	(1,121,832)	(1,057,923)
Operating surplus/ from social housing activities	801,745	577,630
Net surplus/(deficit) from social housing activities	681,010	451,927
Void losses	(120,324)	(125,134)

**3 TURNOVER**

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

	2019 £	2018 £
Social housing income (net of voids)	1,803,253	1,509,851
Sale of goods	-	2,321
Rendering of services	-	-
Facility lettings	26,975	27,180
Donations and grants	326,883	244,053
	<u>2,157,111</u>	<u>1,783,405</u>

**4 ACCOMMODATION OWNED AND IN MANAGEMENT**

	Units at End	Units at Start
General need housing – Let at social rent	<u>109</u>	<u>103</u>

**5 INTEREST RECEIVABLE AND SIMILAR INCOME**

	2019 £	2018 £
Bank deposits	<u>1,023</u>	<u>968</u>

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

**6 OPERATING SURPLUS**

	2019 £	2018 £
Operating surplus is stated after charging:		
Directors' and Chief Executive Officers remuneration	72,789	57,733
Auditors' remuneration (including expenses and benefits in kind)	9,150	7,000
Operating leases	1,696	3,251
Government grants	(30,156)	(30,156)
Rent losses from bad debts	14,988	34,846
Depreciation and amortisation of owned assets	75,524	71,147
(Gain) / loss on sale of tangible fixed assets	(1,800)	46,503
	<u>                    </u>	<u>                    </u>

**7 AUDITORS REMUNERATION**

	2019 £	2018 £
Fees payable to the auditor for the audit of the annual account	7,000	7,000
Fees payable to the auditors for other services	2,150	-
	<u>                    </u>	<u>                    </u>

**8 BOARD AND KEY MANAGEMENT PERSONNEL REMUNERATION**

	2019	2018
Amounts paid to key management personnel	<u>213,325</u>	<u>263,111</u>

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 £1,256 (2018: £2,938).

During the year ended 31 December 2019, travel and subsistence expenses totalling £1,079 (2018 - £1,166) were reimbursed or paid directly to 2 directors (2018 – 2).



**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

**9 EMPLOYEE INFORMATION**

	2019	2018
The average number of persons employed during the year expressed in full time equivalents	<u>44</u>	<u>46</u>

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:

	2019	2018
Management	6	6
Lead	6	6
Admin, finance & marketing	9	9
Support worker	23	22
Youth worker	3	3
Services	8	9
Relief	9	12
<b>Total</b>	<u><b>64</b></u>	<u><b>67</b></u>

	£	£
Staff costs		
Wages and salaries	1,066,631	1,071,452
Social Security costs	79,092	77,133
Pension costs	17,151	11,413
	<u>1,162,874</u>	<u>1,159,998</u>

**HIGH PAID EMPLOYEES**

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

	2019 Number	2018 Number
£60,001 - £70,000	1	-
£70,001 - £80,000	-	-
£80,001 - £90,000	-	-
	<u>-</u>	<u>-</u>

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

**10 TANGIBLE FIXED ASSETS**

	Assets under construction £	Housing Properties for Lettings £	Other £	Total £
<b>Cost</b>				
At beginning of year	-	2,112,269	289,729	2,401,998
Additions	442,972	458,349	45,920	947,241
Disposals	-	-	(26,082)	(26,082)
At end of year	<u>442,972</u>	<u>2,570,618</u>	<u>309,567</u>	<u>3,323,157</u>
<b>Depreciation</b>				
At beginning of year	-	833,084	225,947	1,059,031
Charge for year	-	50,010	25,514	75,524
On disposals	-	-	(26,082)	(26,082)
At end of year	<u>-</u>	<u>883,094</u>	<u>225,379</u>	<u>1,108,473</u>
<b>Net Book Value at end of year</b>	<u>442,972</u>	<u>1,687,524</u>	<u>84,188</u>	<u>2,214,684</u>
<b>Net Book Value at beginning of year</b>	<u>-</u>	<u>1,279,185</u>	<u>63,782</u>	<u>1,342,967</u>

The main value within Housing properties for lettings is the value of the Foyer which is included at original cost in 2000. The Peaks Lane property is included at the original 1971 value. 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 £290,856 (2018: £Nil) 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**

	2019 £	2018 £
Consumable stocks	3,749	4,175
	<u>3,749</u>	<u>4,175</u>

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

**12 DEBTORS – ALL RECEIVABLE WITHIN ONE YEAR**

	2019 £	2018 £
Trade debtors (gross social housing rent arrears)	71,393	56,291
Less: provision for doubtful debt	-	-
Trade debtors (other)	21,350	23,232
Prepayments and accrued income	6,224	11,843
	<u>98,967</u>	<u>91,366</u>

**13 CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2019 £	2018 £
Bank loans and overdrafts	20,183	-
Trade creditors	49,160	41,895
Rents paid in advance	-	-
Other tax and social security	17,583	22,456
Accruals and deferred income	398,885	96,911
Other creditors	14,896	14,026
Government grants under accruals model	30,156	30,156
	<u>530,863</u>	<u>205,444</u>

Bank loans and overdrafts includes a mortgage amount totalling £20,183 (2018 - £Nil) which is secured against the properties purchased.

Mortgage terms of repayment are over 10 years and interest is payable at 3.6% on the principal amount.

**14 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2019 £	2018 £
Bank loans and overdrafts	145,546	-
Government grants under accruals model	986,157	1,016,313
	<u>1,131,703</u>	<u>1,016,313</u>

Bank loans and overdrafts includes a mortgage amount totalling £145,546 (2018 - £Nil) which is secured against the properties purchased. Of this £64,813 falls due after five years and is payable by instalments.

Mortgage terms of repayment are over 10 years and interest is payable at 3.6% on the principal amount.

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

**15 PROVISIONS FOR LIABILITIES**

	<b>Pension deficit</b>
	<b>£</b>
Balance as at 1 January 2019	119,171
Utilised during the year	
Charge for the year	(16,252)
Balance as at 31 December 2019	<u>102,919</u>

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

**16 RESERVES**

	<b>Income &amp; expenditure reserve</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
Balance at 1 January 2019	960,114	960,114
Surplus for the year	<u>489,351</u>	<u>489,351</u>
Balance at 31 December 2019	<u>1,449,465</u>	<u>1,449,465</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.

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

**18 FINANCIAL COMMITMENTS**

**Operating leases**

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

	2019 £	2018 £
<b>Other</b>		
Within one year	1,555	1,696
Within two or five years	<u>-</u>	<u>1,555</u>
	<u>1,555</u>	<u>3,251</u>

**19 RECONCILIATION OF SURPLUS TO CASH FLOW FROM OPERATING ACTIVITIES**

	2019 £	2018 £
<b>Surplus / (deficit) for the year</b>	489,351	31,521
Interest payable	-	-
Interest received	(1,023)	(968)
Depreciation of tangible fixed assets	75,524	71,147
(Profit)/ loss on disposal of tangible fixed assets	(1,800)	46,503
(Increase) / decrease in stock	426	(391)
(Increase) / decrease in trade and other debtors	(7,601)	6,142
Increase / (decrease) in trade and other creditors	275,080	(454,331)
Increase / (decrease) in pension liability	(16,252)	(15,779)
<b>Net cash flow from operating activities</b>	<u>813,705</u>	<u>(316,156)</u>

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

**20 Analysis of changes in net debt**

	At 1st January 2019	Cash-flows	At 31st December 2019
Cash	862,534	35,016	897,550
Cash equivalents	-	-	-
Overdraft facility repayable on demand	-	-	-
	<u>862,534</u>	<u>35,016</u>	<u>897,550</u>
Loans falling due within one year	-	(20,183)	(20,183)
Loans falling due within more than one year	-	(145,546)	(145,546)
Finance lease obligations	-	-	-
<b>TOTAL</b>	<u>862,534</u>	<u>(130,713)</u>	<u>731,821</u>

**21 Capital funding and commitments**

	2019 £	2018 £
Capital expenditure that has been contracted for but has not been provided for in the financial statements	7,525,028	-
Capital expenditure that has been authorised by the Board but has not yet been contracted for	89,000	-
	<u>7,614,028</u>	<u>-</u>

It is intended that this anticipated capital expenditure will be financed by:

	£
Grants	4,025,028
Agreed loans	3,557,850
Other sources of funding	<u>31,150</u>
	<u>7,614,028</u>

Contractual commitments for the acquisition of tangible fixed assets contracted for but not provided in the financial statements amounted to £7,614,028 (2018 - £Nil). The JCT tender contract for these works was signed on 17<sup>th</sup> March 2020 with R G Carter.

**22 PENSION COMMITMENTS**

Grimsby 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, 40% matching portfolio and 60% in the growth portfolio and Schroder (property units only).

**NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>st</sup> DECEMBER 2019**

**Multi-employer defined benefit plan (cont'd)**

The most recent completed three year valuation was as at 1 May 2017. 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 3.75% and 2.35% respectively, the increase in pensions in payment of 3.35% (for RPI capped at 5% p.a.), and the average life expectancy from normal retirement age (of 65) for a current male pensioner of 22.2 years, female 24.1 years, and 24.0

years for a male pensioner, female 26.0 years, retiring in 20 years' time. The result of the valuation showed that the actuarial value of the assets was £141.2m. This represented 81% 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 2017 showed that the YMCA Pension Plan had a deficit of £33.6 million. Grimsby Cleethorpes and Humber Region YMCA has been advised that it will need to make monthly contributions of £14,582 from 1 May 2018. 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. The current recovery period is 8 years commencing 1<sup>st</sup> May 2019.

	Within one year £'000	Repayable				Total 2020 £'000	Total 2019 £'000
		One to two years £'000	Two to five years £'000	After five years £'000	After more than one year £'000		
As at 31 March 2020	16,252	16,252	48,756	21,659	86,667	102,919	
As at 31 March 2019	14,582	14,582	43,746	46,261	104,589		119,171

In addition Grimsby Cleethorpes and Humber Region YMCA may have over time liabilities in the event of the non-payment by other participating YMCA's 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.

**22 EVENTS AFTER THE END OF THE PERIOD**

On 17<sup>th</sup> March 2020, Grimsby Cleethorpes and Humber YMCA signed a long term lease for 250 years for leasehold land on Freeman Street in Grimsby. This land will be used to relocate the current Peaks Lane property.