

**YMCA LONDON  
CITY AND NORTH**

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# Navigating New Landscapes

Annual Report 2021

Ceylan calls our Crouch End accommodation home whilst she gets her feet back on the ground

**YMCA**



**Robert Thompson**  
Chairman

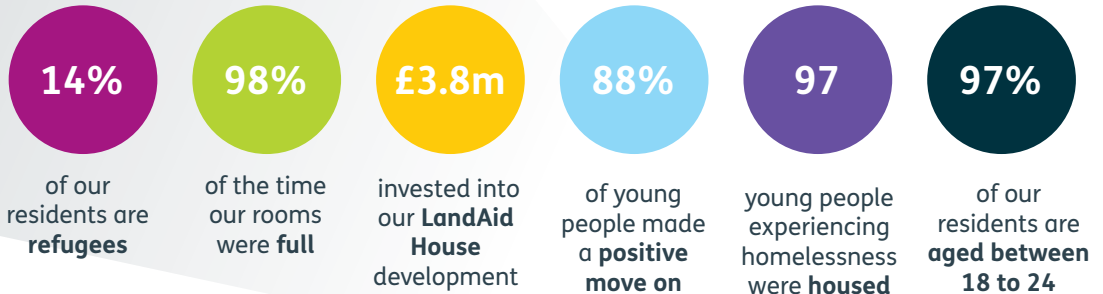
# OUR YEAR

1 April 2020 – 31 March 2021

## CHAIRMAN'S REPORT

YMCA London City and North continues on its trajectory to ensure a Vibrant Future for its services and engagement with young people. At the heart of our strategy remains our intent to work in areas of housing, youth and community and health and well-being, where it makes sense for us to do so. We continue to utilise strategic evaluation tools to guide our decision making stance and we will also continue to support some of the most marginalised and vulnerable young people in London.

*R.J. Thompson*





**Gillian Bowen**  
Chief Executive

## CHIEF EXECUTIVE'S REPORT

Our pursuit of excellence has not diminished. As we navigated a landscape of the Coronavirus pandemic, a complex charitable fundraising environment and a merger, we are pleased that we were still able to attain, in whole or in part, our key achievements.



Arthur is soon to move into his own safe place at LandAid House.

55%

of residents  
slept rough  
or **sofa-  
surf**ed the  
night before  
arriving

22%

of our young  
people were  
**thrown out  
of their  
homes**

29%

of residents  
are **in  
employment,  
education or  
training**



Our new accommodation, LandAid House, will provide a safe place for 146 young people experiencing homelessness at any one time.

### **Review use of technology, Including virtual platforms, for the benefit of front line workers**

With good fortune, the charity had undertaken an operational review of our requirements during 2020-2021. Therefore, when the unforeseen force of the Coronavirus pandemic arrived in the UK, we were able to quickly mobilise our IT needs (having pre-assessed equipment needs and specifications etc.) and ordered devices to ensure staff connectivity and communication.

### **Maintain our engagement with the regional and international YMCA**

YMCA London City and North have continued to engage with the broader YMCA movement over virtual platforms for the year. On a regional, national and international level, we have engaged in meetings and seminars for support and engagement. This includes the YMCA World Urban Network, which is a global CEO leadership forum.

## **OUR IMPACT**

For the year 2020-2021 we said that we would:

**Review the due diligence of merging with YMCA North London with the intention of completing a merger and transferring the assets and liabilities of YMCA North London into City YMCA, London.**

We successfully concluded due diligence and officially completed the merger, by way of transfer of assets and liabilities, on 9 October 2020.

### **Open LandAid House**

We successfully attained practical completion on 8 March 2021. In to the coming year we have a range of next steps to undertake for LandAid House to be open.



Mark Henshaw  
Treasurer

# OUR FINANCIAL PERFORMANCE

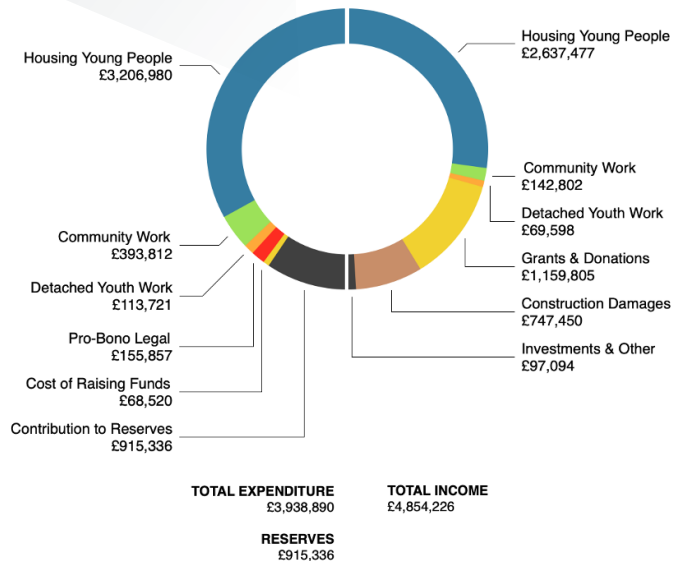
## TREASURER'S REPORT

The overall surplus for the year on the Statement of Financial Activities amounted to £915,336 compared to a surplus of £430,375 for the previous year.

During the year, further investment of £3,825,678 was made for the continuing redevelopment of LandAid House. This was made possible by drawdowns from our agreed loan with Allied Irish Bank (GB).

Our accounts again reflect the value of the lease from the Cripplegate Foundation for The Drum building at a peppercorn rent, included at £30,000 for the year. Also included is the value of donated services from Travers Smith LLP at £155,857 to assist the merger (the total donated service Income for 2020 was £155,020).

Staff costs of £96,413 (2019: £109,840) have been capitalised in accordance with FRS102 reflecting internal work on the redevelopment.







Our Whitecross Street Party gives local young people a platform and a voice.



## 2022 OBJECTIVES

YMCA London City and North retains the ambition to help more young people and communities in London to build a future. Principally, we will achieve this through reshaping the standard of accommodation for homeless young people and delivering youth and community focused initiatives.

We have five key objectives:

### **YMCA London City and North**

We will formally launch the new name of the merged organisation and promote this through a new charity website.

### **Open LandAid House**

We will welcome young people into the purpose built development.

### **Crouch End Development**

We will seek to commence an options appraisal for the accommodation site.

### **Strategic Plan**

We will develop a new strategic plan for YMCA London City and North.

### **Trustee Recruitment**

We will undertake a skills and governance audit to assist in the recruitment of new trustees with a focus on equality, diversity and inclusion.



Children enjoy making bunting at our annual Whitecross Street Party in Islington.

# ABOUT YMCA LONDON CITY AND NORTH

## Our Patrons

Lord Mayor of the City of London

The Rt Revd and Rt Hon Dame Sarah Mullally DBE, Bishop of London

The Rt Revd Rose Hudson-Wilkin, Bishop of Dover

## Vice-Presidents

Colonel Brian Kay OBE DL

Mr Peter Ellis

## Funding Partners

Allied Irish Bank

B&Q Foundation

Beacon Lodge Charitable Trust

Bishop of London's Mission Fund

City of London Corporation

Cripplegate Foundation

Community Festivals Fund, Islington

Greig Trust

Grand Charity Freemasonry for Women

Homeless Link

Hornsey Parish Church

John Lewis Partnership (Victoria Office)

LandAid Charitable Trust

Local Infrastructure Levy, Islington

Local Initiatives Fund, Islington

London Borough of Barnet

London Borough of Hackney

London Borough of Haringey

London Borough of Islington

London Community Response Fund

London Marathon Charitable Trust

Marigold Health Foods

Metage Capital

National Lottery Power to Change

Sport England

Travers Smith LLP

YMCA Met Region Trust

YMCA England & Wales

## **Our Vision**

A world where young people are equipped to create a future of their own choosing.

## **Our Mission**

Providing a range of services - residential accommodation, centre-based and outreach youth work - that support young people to build a future in which they can make informed and supported choices.

## **Our Values**

Respect for the individual and their cultural, spiritual and faith needs, compassion, choice, equality of opportunity and access, and dignity.



[www.YMCALondonCAN.org](http://www.YMCALondonCAN.org)

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Registered Charity Number 1053864  
Regulator of Social Housing Number H4099  
Registered Company Number 03169665

