

MILTON KEYNES YMCA LIMITED
Consolidated Financial Statements
Year Ended 31 March 2023

Company registration number: 2769788

Charity registration number: 1125743

Regulator of Social Housing registration number: 4870

Milton Keynes YMCA Limited

Group Financial Statements

Year Ended 31 March 2023

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Milton Keynes YMCA Limited

Registered Social Housing Provider Information

Year Ended 31 March 2023

Company registration number 2769788
Charity registration number 1125743
Regulator of Social Housing registration number 4870

Members of the board (Trustees)
J Upton MBE – Chair
P T Ayres BEM FCA
F Akinbusoye – Resigned 15/02/2023
Dr V Fernandes
Dr A J Holden
L Keen FCA – Treasurer
C Montgomery
J Valentine – Resigned 01/04/2023
J Walker – Vice Chair
P Stainsby – Appointed 20/09/2023
B Morrow – Appointed 20/09/2023
J Swift – Appointed 20/09/2023

Secretary L Keen FCA

Senior Leadership Team
S Green – Chief Executive
A Rhind – Head of Business Development
L Harrison – Director of Housing & Support
(Resigned 30/06/2023)

Registered office
1 North Sixth Street
Milton Keynes
MK9 2NR

Auditor
Hillier Hopkins LLP
249 Silbury Boulevard
Milton Keynes
MK9 1NA

Bankers
National Westminster Bank Plc
501 Silbury Boulevard
Milton Keynes
MK9 3ER

CAF Bank
25 Kings Hill Avenue
Kings Hill
West Malling
ME19 4TA

Milton Keynes YMCA Limited

Registered Social Housing Provider Information

Year Ended 31 March 2023

Chair's Report

Every year local young people find themselves struggling to find the right support, options and opportunities they need to fully realise their potential. This could be a safe place to call home or a positive adult role model who is committed to their success. This is why we exist. We offer much more than just a home – we provide practical, emotional and employment support to enable young people to go on to live happy, healthy and independent lives.

This year we have continued to develop our support programme ensuring that our residents have an allocated support coach who focuses on their emotional needs. An emotional needs framework guides and informs conversations between coaches and residents to identify where residents need additional support, ensure appropriate support can be put in place and set goals. A person-centred approach ensures that each young person living at YMCA MK can go on to achieve their goals.

This year YMCA MK has been home to 371 young people, and we continue to be a vital support service to young people at risk of homelessness in Milton Keynes.

A range of activities support residents to feel part of the YMCA MK community and build confidence, friendships and life-skills. From football to film nights, cooking to craft there is something for everyone. This year has seen an increase in resident-led activities as residents plan and implement activities they are passionate about. For example, earlier this year, a group of residents climbed Snowdon. This incredible achievement was so popular a further walk to the Jurassic coast was planned for later in the year. Activities are vital for promoting positive mental health and wellbeing and form an integral part of our support programme.

Our Employability Programme continues to go from strength to strength and our employment team support residents to find sustainable work opportunities in settings that are suited to each residents' individual attributes and interests. This year residents have been supported into 171 jobs in a variety of industries. We are very grateful for the continued support of our corporate partners who are instrumental in supporting us.

This year has seen the continued success of our award-winning Hospital Navigator Scheme, supporting young people who present at MK University Hospital as a result of serious violence, mental health issues, substance misuse or self-harm. 130 young people were referred to youth mentoring via this scheme which meant that over 50% did not re-attend hospital. We have ambitious plans to extend youth mentoring and will be working in schools and with the Youth Offending team supporting young people affected by violence. I would like to thank all of our volunteers who have an immeasurable impact on the lives of young people in our community.

We are excited to develop our work in the community creating meaningful change, supporting young people, their communities and families at the earliest point possible to ensure all young people have the support, opportunities and options to realise their full potential.

We were delighted that the hard work of our team was recognised by a Milton Keynes Business Achievement Awards, with YMCA MK being named Charity of the Year 2023.

Future Plans

1. Growing our campus to work in the community Youth Offending Team /schools /community development
2. Building affordable move-on accommodation throughout the community of MK for our young people
3. To develop our café and conferencing enterprises to provide sustainable income
4. To develop local philanthropy and provide much needed unrestricted income

These are just some of the highlights of the year, none of which could have taken place without our Fundraising team applying for money from a range of trusts, foundations and organisations. We are most grateful for their support. Funding contributed towards increased core costs, the employment programme and the development of our Youth and Community programme. We are grateful to our major donors, The Garfield Weston Foundation, The Henry Smith Charity and MK Community Foundation as their grants have enabled us to develop this work.

This year we launched our Friends scheme to encourage local giving. Donations from individuals, the local community and companies has increased to £26,170 primarily due to increased capacity in the Fundraising and Development Team. We are excited to develop our Individual Giving programme, Friends of YMCA MK and increase our community presence with a programme of events.

I wish to thank my colleagues on the Board, the staff, our volunteers, our funders and our partners for their continued endeavours, support and commitment to supporting local young people to belong, contribute and thrive.

Julia Upton MBE DL

Chair of Trustees

Milton Keynes YMCA Limited

Registered Social Housing Provider Information

Year Ended 31 March 2023

The Board of Trustees presents their report and the audited consolidated financial statements of Milton Keynes YMCA Limited, a Charity and Registered Social Housing Provider, for the year ended 31 March 2023.

Legal status

Milton Keynes YMCA Limited ("YMCA MK") is a company limited by shares, incorporated on 2 December 1992. The Company registered as a charity on 8 September 2008 (charity number 1125743) and a Registered Social Housing Provider on 8 March 2019 (Regulator of Social Housing registration number 4870). The Company was established under a Memorandum of Association substantially amended on 18 June 2008 and 24 November 2008 which established the objects and powers of the charitable company. In 2019 it adopted a new set of Articles of Association, but these have been replaced in September 2023 with the Model YMCA Articles of Association.

Milton Keynes YMCA Limited has one wholly owned subsidiary, Northamptonshire YMCA which is a charitable company and it has been consolidated within these financial statements.

Principal objectives and activities of the Group

The objectives of the YMCA MK are defined in its Memorandum of Association, allowing the Trustees to provide residential accommodation for people of all ages who are in need, hardship or distress by reason of their social, physical or economic circumstances and to provide or assist in the provision of education for people of all ages with the object of developing their physical, mental or spiritual capacities.

On 16 December 2020 the Board approved a new four year strategic plan.

Our strategic plan states:

Our Mission is to support young people to belong, contribute and thrive.

The way we act at YMCA MK is characterized by five strong and distinctive values that flow from our Christian ethos.

- **We Seek Out**

We actively look for opportunities and partnerships to make a transformative impact on young lives in the communities where we work. We are ambitious, collaborative and innovative.

- **We Welcome**

We offer people the space they need to feel secure, respected, heard and valued. We are inclusive, generous and understanding and believe that every person is of equal value. We welcome people of all faiths and none.

- **We Inspire**

We strive to inspire each person we meet to realise their full potential.

- **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.

Our strategic goals for the next four years are:

- To make our campus **the best supported housing environment it can be** – an inspiring home for young people in Milton Keynes
- To **expand our accommodation offer** to create better housing options and choice for young people
- To **develop our social enterprises** so that we generate funds to support our work and create career opportunities for young people
- To pursue opportunities to support young people in **areas other than housing**
- To improve and increase our **community engagement** so that everyone in Milton Keynes knows we are here, what we do, and how they can support us

Milton Keynes YMCA Limited

Registered Social Housing Provider Information

Year Ended 31 March 2023

Activities supporting our Strategic Plan

Performance in the year of the Registered Social Housing Provider

Our occupancy rate has been in excess of 97% (2022 - 91%) for the whole of the current year. As of 31 March 2023 our occupancy rate was 97.8% (2022 - 99.58%).

Having had the new campus up and running for a couple of years now Milton Keynes YMCA Limited returned a trading deficit, after the depreciation transfer, of £48,714 for the year to 31 March 2023 mainly due to the increase in interest rates seen during the year (2022 – a surplus of £124,159).

Strengthening the Staff Team

Our team has grown extensively over recent years, quadrupling from just 14 staff immediately prior to our development project, to over 50 staff this year. The additional skills and experience in the team have allowed us to create and maintain a high quality facility for young people and develop and improve our services. We expect to further grow and develop the staff team as our service offer expands and income grows.

During the past year we have changed the structure of the staff team so that more staff work across Milton Keynes and Northamptonshire which has helped to drive efficiencies and better integrate the two organisations.

Our annual staff survey again showed high levels of employment satisfaction and engagement with the work.

Membership of YMCA England and Wales

On 29 March 2021 YMCA MK and Northamptonshire YMCA reaffirmed their wish to remain part of the YMCA movement by signing the new Membership Agreement. By signing this document we have agreed to meet YMCA England and Wales Quality Assurance Standards. In addition by 2023/24 we will:

- Achieve Trusted Charity status Level 1
- Implement the new brand identity

Board of Trustees

The directors of the company are also the Charity trustees for the purposes of charity law and under the Company's articles are known as members of the Board of Trustees (the Board). Members are elected for three-year terms, or annually for co-opted members. One third of the members of the Board are elected each year. Each member may serve for a maximum nine-year period before stepping down, with the Chair and Treasurer limited to a maximum of six consecutive years in those roles.

Details of our current Board are shown on page 3. Biographies of our Trustees can be found on our website at <https://mkymca.com/who-we-are/our-board>

Trustees are sought in a number of ways including by recommendation from partners, from supporters and business networks. No external persons or bodies are entitled to appoint Trustees. Most Trustees are already familiar with the work of the organisation. New Trustees are required to attend an induction meeting to familiarise themselves with the Charity and the context within which it operates.

The Board operates a number of sub committees which are governed by terms of reference agreed by the Board. Each Committee must have at least three trustees, appointed by the Board, as well as the CEO and relevant members of the Senior Leadership Team (SLT). In addition, the Board may approve individuals or organizations with professional expertise in the area to be co-opted. As at 31 March 2023 only one (2022 – two) Committee was in operation.

During the financial year a new HR Director role was created and after a process to ensure that all HR policies and procedures were reviewed and fully implemented the Personnel and Training Committee disbanded, with HR matters to be reported to Board on an annual basis, or by exception for significant events, in future periods.

Milton Keynes YMCA Limited

Registered Social Housing Provider Information

Year Ended 31 March 2023

Finance Committee

The responsibilities of the Finance Committee are as follows:

- Monitoring the implementation of the Financial Policies and Procedures
- Monitoring of group financial information
- Monitoring cash flow
- Monitoring Rent receipts, Bad debt and housing voids
- Commercial properties Portfolio issues and all recommendation related to finance and or financial systems.
- Monitoring YMCA group Risk Assessments with particular focus on financial impact.
- Setting and implementing Investment Strategy
- Consideration of investment performance
- Approval of Pay Awards recommended by the Personnel and Training Committee
- Considering the financial viability of special projects

Personnel and Training Committee – disbanded in the year due to HR Director in post

- Set appropriate Human Resource Policies and monitor them for effectiveness
- Ensure compliance with prevailing UK employment legislation and associated legislation e.g. Data Protection, Equal Opportunities, Anti-bribery.
- Ensure proper, up to date personnel records are kept
- Agreement of Job Evaluation and Grading systems
- Agree new staff structures and new staff roles
- Approval of Training Plans and Budgets
- Setting and monitoring of work review/pay progression standards.

The responsibility for the management of the Charity rests with the Chief Executive Officer. He reports on a regular basis to the Board, which meets at least five times a year.

Group Business Review

Review of the year

While we continue to work on our Strategic Plan the 2022/23 financial year was characterised by competing priorities as we sought to pursue our ambitious goals against a backdrop of an unstable economy, high levels of inflation, and sharply rising interest rates that encouraged caution.

We continue to experience high demand for our accommodation, and our supported accommodation remains at full capacity at all times. This year YMCA MK has been home to 371 young people. Finding suitable move on accommodation for our young people remains a challenge. We have successfully helped 111 young people into new homes and are now in talks with several organisations to develop new move on accommodation that fits in with our strategy.

Much of the work done by the Business Development team in this financial year has laid the foundations for more sustainable and diverse income streams in the years to come. This includes strategic multi-year approaches to grant funders, the launch of an individual giving campaign 'Friends of YMCA' and the creation of Soupfest, a community focused engagement event.

However, it was a challenging year for the Business Development team, largely due to external factors such as the cost-of-living crisis and the war in Ukraine which became a priority for many funders. During the year £316,123 was secured in grants. This includes £46,000 of core funding to support with expenditure such as rising utilities costs. Two large multi-year grants were also secured from the Milton Keynes Community Foundation and the Garfield Weston Foundation.

Great progress has been made in community and corporate fundraising, with £26,170 being raised. A particular highlight was the Soupfest campaign which generated just over £5,000 and significantly boosted YMCA's presence within the wider MK community. This area of activity continues to grow due to the skill and dedication of the Fundraising Manager.

£59,449 was also secured through commissioning and statutory sources including the Violence Reduction Unit, MK City Council and the Prison and Probation service. This brings the total income from the Business Development Team in this year to £375,572 representing 11.6% of all income for the organisation.

Milton Keynes YMCA Limited

Registered Social Housing Provider Information

Year Ended 31 March 2023

Group Business Review (continued)

Review of the year (continued)

At the outset of the financial year we were gearing up to grow and expand our operations with planned new services in Northamptonshire (Care Leavers project), a merger with another local charity, new residential property development, and we were exploring ways to grow and develop youth and community work across Milton Keynes.

In anticipation of this growth we restructured our Senior Leadership Team – creating a new Deputy CEO role, a Director of Youth and Community and a Director of HR. These changes have not only made us a stronger team but also enabled us to focus on our organisational culture. Appointments of a Financial Controller, Head of Social Enterprise, Community and Corporate Fundraiser and Digital Content Creator have been crucial in achieving our strategic goals of developing robust funding streams and engaging the local community.

Northamptonshire YMCA continued to focus its activities on letting its properties in central Northampton. Due to the refurbishment of the rooms in Derngate whilst the building was unoccupied the property is now fully let and has a high level of bookings for next academic year 2023/24.

The results for this year show a deficit of £254,703 compared to a surplus of £378,323 in the prior year before the depreciation charge transfer from the restricted property fund. The main reasons for the swing to a deficit are the revaluation of investment property in Northamptonshire YMCA of £525k in the prior year as well as an increase in the interest payable charge, which has increased by approx. £96k to £186k due to the increase in interest rates which we have now fixed to minimise our risk.

Operational management

Our focus on cultural approach has been important in improving service delivery and the 'customer experience' for residents at our campus. With 225+ young adults living in our building at any one time, many of whom have complex issues, there is always the possibility for challenging behaviour to become problematic which would harm our YMCA as a place to live and work, and our operation as a business. A negative culture encourages more damage to property, higher accommodation charges arrears, and more anti-social behaviour which in turn leads to less demand for services and higher voids and rent loss. However, we have worked extremely hard, and successfully to implement an 'asset-based' culture – focusing on the promotion and celebration of positive behaviours, and have developed our understanding of Trauma Informed Care, and Psychologically Informed Environments – important cultural approaches for the success of a service like ours that works with so many young people who have experienced trauma and significant life difficulties.

The result has been the creation of a positive and vibrant campus in which young people want to come and live.

Our services continued to receive very high demand during the financial year. 1,032 young adults enquired about our accommodation services, of these, we accommodated 154 new residents during the year – more than double the total that we anticipated on an annual basis when we planned the new building. We also supported 111 residents to move-on in a planned and positive way. Our occupancy rates remained high throughout the year – averaging 97.8% across the 3-stages of our accommodation. This is despite the high throughput nature of our accommodation with lots of internal moves, resulting in void properties having to be prepared for relet.

Our employment team continued their outstanding performance, helping support over 100 residents into employment during the period. Activities also remain an integral part of our service offer, improving resident well-being, confidence and self-esteem. This year an average of 69 residents have participated monthly in over 7,000 hours of meaningful activity.

This success is all the more impressive when recognising that we continue to work with a complex and highly demanding client group. This is illuminated by the following statistics for the period:

- There were 23 incidents that required police attendance during the financial year
- 9 safeguarding issues needed to be escalated externally
- There were 47 evictions or abandonments

In response to these challenges we made changes to our 'Out of Hours' team – bringing staff in-house to ensure stronger support to residents during evenings, overnight, and at weekends.

Milton Keynes YMCA Limited

Registered Social Housing Provider Information

Year Ended 31 March 2023

Operational management (continued)

Our Social Enterprises continued to be negatively affected by the impacts of the pandemic. The significant change in working habits for the employees of Central Milton Keynes 1000 businesses meant that footfall for our café was just a small proportion of what had been expected. This seriously impacted income and this area of the business continues to struggle. We remain optimistic that the café can be a success but for this to be achieved we will need to be a destination venue of the highest possible standards and reputation – something we are actively working towards. The situation is somewhat brighter for conferencing – meeting room use started to grow organically through requests from our existing network and we are very confident that this growth will escalate with staff now focused on this growth. A Social Enterprise Manager was appointed on 1 September 2022 to make these areas a success.

Outside of the campus our Hospital Navigator Scheme grew and developed – working with 130 young people who had been referred to us by staff at MK Hospitals A&E department. This work to support young people who had been involved in violent crime is important for a city that has experienced several high-profile stabbings in recent years, and fits into our strategic priority to become more embedded in communities across the city, and to help them respond to the social challenges MK faces as it grows as a city.

Our fundraising performance continued to be very strong as we attracted support to our vision for supporting young people, with renewed focus on multi-year funding.

We continued to work on our Trusted Charity Standard accreditation throughout the period and look forward to achieving this important quality standard.

Future developments

We continue to work towards our ambitious plans for growth and expansion of our services for young people as set out in our Strategic Plan. Discussions and planning for the next iteration of our Strategy for 2025 – 28, which will focus on becoming a youth-led organisation, are already underway.

The need to create better and more affordable move-on options for young people remains a priority. Our property development work continues and we are in advanced discussions with Milton Keynes Council to find sites on which we can build move-on properties. We have also started to explore funding and construction partners for the delivery of this key element of our strategic plan.

Thanks to funding from The National Lottery Community Fund we are excited to launch a much-needed mental health service. This will enable us to significantly increase the support we are able to offer to vulnerable young people both on campus and in the wider community.

The Business Development team will continue to explore sustainable and diverse income streams in the year to come, this will include building on existing commissioning relationships, the launch of a legacy campaign and a bigger and better SoupFest.

Building on the success of the Hospital Navigator Scheme we are looking forward to the expansion of our youth and community work designed to eradicate youth violence from our communities. We will aim to create meaningful change in our communities, supporting young people, their communities and families at the earliest point possible to ensure all young people have the support, opportunities and options to realise their full potential. Thanks to Children in Need funding we have appointed a Youth Mentor role to focus on developing youth mentoring in schools and with young people referred by the Youth Offending Team.

We continue to liaise with Northamptonshire Childrens Trust on the creation of a new service for care leavers. Strong foundations have been made in Northampton, ready for the launch of the Derngate project in 2024. This has included building relationships with relevant networks, community stakeholders and corporate and community funders.

We are planning to revisit the structural relationship between Northamptonshire and Milton Keynes YMCAs in early 2023, with the aim of managing a merger of the two entities, into a single regional YMCA.

Going concern

After making appropriate enquiries, the Board believes that the Company and Group have adequate resources to continue in operation for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

Milton Keynes YMCA Limited

Board Report

Year Ended 31 March 2023

Related parties

Milton Keynes YMCA Limited has a service level agreement with Northamptonshire YMCA to support that YMCA's management. In addition to the service level agreement Milton Keynes YMCA Limited employed a Business Manager on behalf of Northamptonshire YMCA the costs of which are recharged to that YMCA. During the year the decision was made to distribute the work undertaken on behalf of Northampton across the staff team and individuals time is recharged as appropriate. Both charities are affiliated to The National Council of YMCAs of England & Wales.

Principal funding sources

The principal source of income for the Group is from the rental of its housing and investment properties; in the year to 31 March 2023 this accounted for 76.7% of total income (2022 - 74.5%).

- Other key funding sources of the Group are: funding from the local community
- grant income from charitable trusts and statutory bodies
- fund-raising activities and investment income

We rely on funding and fundraising for the services we provide our vulnerable young people and to deliver our goal of finding gainful employment for all our residents. Our fundraising team continue to work tirelessly to ensure we can achieve our strategic goals.

Analysis using financial and non-financial key performance indicators

The Board monitors financial results and key performance indicators at its Board and sub- committee meetings. The Charity is at the end of a transition period, where it has been focusing available financial resources on the completion of the development project. Following the completion of the campus the Board is engaged in setting a new five-year strategy.

The key financial performance metrics of the YMCA MK, the company, for the years to 31 March are:

	2023	2022
	£	£
Rents receivable including service charges	2,347,175	2,165,245
Operating surplus from social housing activities	1,787,063	1,804,086
Net surplus from social housing activities	11,520	123,748
Void losses	63,838	136,306
Void losses as a percentage of total potential rentals	2.7%	6.3%
Closing cash balance	280,164	314,152

Investment policies

In addition to its freehold property portfolio the Group has an investment property and money invested in a recognised charity investment fund which is primarily invested in UK equities. The Group also has money in interest bearing accounts which are accessible as required.

The Board's policy is to maintain a balanced investment portfolio. The Finance Committee monitors its investment portfolio on a quarterly basis. All major investment decisions are approved by the Board. Overall, the Board is satisfied with the mix of investments and the returns received in the year.

Funds in deficit

There were no funds in deficit at the balance sheet date.

Pay policy for senior staff

The Board and the senior leadership team comprise the key management personnel of the Charity and are responsible for the directing and controlling of the Charity. All Trustees give their time freely and no Trustee received remuneration in the year. The pay of the staff is reviewed annually and typically increased in line with the cost of living.

Milton Keynes YMCA Limited

Board Report

Year Ended 31 March 2023

Reserves policy

Milton Keynes YMCA Limited has unrestricted general funds at 31 March 2023 of £517,339 (2022 - £566,054) after excluding the designated funds (see note 18 for further details); this represented almost three month's operating expenses. The Trustees are satisfied that this is acceptable as this general fund is projected to increase now that the move to the campus is complete.

Northamptonshire YMCA has substantially greater unrestricted general reserves the majority of which are invested in property which therefore requires the Charity to continue to monitor and control its expenditure.

The Restricted Property Reserve represents the income from the sale of the freehold property as part of the campus development. The entirety of this reserve has been reinvested in the new freehold campus building.

The New Services Fund acknowledges the aspirational plans of the Charity to expand services for young people of Milton Keynes, Northamptonshire and the surrounding area.

Third party indemnity provisions

A policy of third-party indemnity insurance has been in place during the year for the benefits of the Trustees and officers.

Assessment of how the Registered Social Housing Provider is achieving value for money including performance metrics

Value for money is considered in all of our activities, including procurement and service delivery and is supported through formalised operational policies and procedures. We have been focused on looking forward to ensure we meet the ever-changing needs and expectations of new and existing residents.

Our Finance Committee reviews and challenges plans, processes and transactions in order to ensure that we can demonstrate effective and efficient use of resources, so that we remain cost effective and keep overheads to a minimum.

Assessment of compliance with the Governance and Financial Viability standard

The Board has adopted the National Council for Voluntary Organisations Code Of Governance 2017.

Code of governance

The entity continues to maintain a strong Board which has the skills and confidence to face the many challenges that face housing associations and charities. The committee structure continues to operate effectively with the challenges posed by the operating environment. The Board works to an annual corporate plan and undertakes regular reviews of the entity's finances, its risk map, and its own performance. It has adopted a business plan to include a formal value for money review in its annual work programme. The Board itself has a number of members with private and public sector senior experience of management including procurement to achieve value for money.

Risk management

Risks that may prevent the Group achieving its objectives are considered and reviewed by the Board on a periodic basis as part of the corporate planning process. The risks are assessed in terms of their impact and probability. Whilst the most significant external risk to the Group comes from a change in the way Housing Benefit is structured the most significant internal risk to the Group relates to the loss of income from void lettings. The Charity actively manages its letting levels with voids monitored weekly and reported to the Board on regular basis.

Fundraising

YMCA MK does not employ any independent persons or companies to act on their behalf to carry out fundraising activities. YMCA Milton Keynes Limited is registered with the Fundraising Regulator and subscribes to the standards and regulations required. No Fundraising complaints were received by YMCA MK in the year.

Public benefit statement

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular, the Directors consider how planned activities will contribute to the aims and objectives they have set.

Milton Keynes YMCA Limited

Board Report

Year Ended 31 March 2023

Public benefit statement (continued)

How our activities deliver public benefit

Our main activities and who we are trying to help are described below. All our charitable activities are focused on responding to need, improving the living conditions, relieving hardship or distress of young people and aim to support young people to improve life skills and confidence.

Who used and benefited from our services?

Our objects and funding are not limited to one geographical area. However, we focus on delivering services to young people in Milton Keynes, Northamptonshire and the surrounding areas, in line with our strategic plan, and complementing services run by other YMCAs in the sub-region. This is done through the provision of housing, youth, welfare and educational programmes.

Services available to the young people have no fee attached and the majority of the service users will be in receipt of statutory benefits.

Reference to Board's annual review of internal control

The Board of Trustees acknowledge their ultimate responsibility for ensuring that the Charity has in place a system of controls that is appropriate to the various business environments in which it operates. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within the Association or for publication;
- the maintenance of proper accounting records;
- the safeguarding of assets against unauthorised use or disposition.

It is the responsibility of the Board of Trustees to establish and maintain systems of internal financial control.

Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss.

Key elements include ensuring that:

- formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Charity's assets;
- the Finance Committee reviews reports from management on a quarterly basis to provide reasonable assurance that control procedures are in place and are being followed. The Finance Committee makes regular reports to the Board of Trustees.

Directors' and Board's responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Companies Act 2006, the Co-operative and Community Benefit Societies Act 2014 and 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.

In preparing these financial statements, the Board is 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 Association will continue in business

Milton Keynes YMCA Limited

Board Report

Year Ended 31 March 2023

Directors' and Board's responsibilities (continued)

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Association and enable it to ensure that the financial statements comply with The Companies Act 2006, The Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2015. It has general responsibility for taking reasonable steps to safeguard the assets of the charitable company and to prevent and detect fraud and other irregularities.

Disclosure of information to the 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

Strategic Report

Included with the Board Report is the Strategic Report as required by the Companies Act 2006; in approving the Board Report the Directors also approve the Strategic Report contained therein.

DocuSigned by:

.....8B98EEEEB7466407.....
By order of the Board

Julia Upton
Chair

Date: 28-09-2023 | 16:47 BST

Milton Keynes YMCA Limited

Independent Auditor's Report to the Members of Milton Keynes YMCA Limited

Year Ended 31 March 2023

Opinion

We have audited the financial statements of Milton Keynes YMCA Limited (the 'parent company') and its subsidiary (the 'Group') for the year ended 31 March 2023 which comprise the Group and Company Statement of Comprehensive Income, the Group and Company Balance Sheets, the Group and Company Statement of Changes in Reserves, the Group 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).

This report is made solely to the company'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 Group's and of the parent company's affairs as at 31 March 2023, and of its Group's 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

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

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

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

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.

Milton Keynes YMCA Limited

Independent Auditor's Report to the Members of Milton Keynes YMCA Limited

Year Ended 31 March 2023

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 this gives rise to a material misstatement in the financial statements themselves 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 for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Board 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 company and its environment obtained in the course of the audit, we have not identified material misstatements in the Board 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; or
- the Board were 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.

Responsibilities of the Board

As explained more fully in the Board's responsibilities statement set out on page 13, 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 group and parent 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 Board either intends to liquidate the group or the parent company or to cease operations, or has no realistic alternative but to do so.

Milton Keynes YMCA Limited

Independent Auditor's Report to the Members of Milton Keynes YMCA Limited

Year Ended 31 March 2023

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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

- we consider the nature of the industry and sector, control environment and business performance including the remuneration incentives and pressures of key management;
- the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management. We consider the results of our enquiries of management and the Audit Committee about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed the Group's documentation of their policies and procedures relating to:
 - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
 - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- the matters discussed among the audit engagement team, regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override, including testing journals and evaluating whether there was evidence of bias by the directors that represented a risk of material misstatement due to fraud.

We also obtained an understanding of the legal and regulatory frameworks that the Group operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. We focused on laws and regulations that could give rise to a material misstatement in the financial statements, including, but not limited to, the Companies Act 2006, the Housing and Regeneration Act 2008, the Accounting Direction for private registered providers of Social Housing in England 2019 and relevant tax legislation.

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

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. This description forms part of our auditor's report.

Milton Keynes YMCA Limited

Independent Auditor's Report to the Members of Milton Keynes YMCA Limited

Year Ended 31 March 2023

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

DocuSigned by:
Grant Franklin

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Grant Franklin ACA (Senior Statutory Auditor)
For and on behalf of
Hillier Hopkins LLP,
Chartered Accountants
Statutory Auditor
249 Silbury Boulevard
Milton Keynes
MK9 1NA

Date: 02-10-2023 | 06:45 PDT

Milton Keynes YMCA Limited**Consolidated Statement of Comprehensive Income (Including Income and Expenditure Account)****Year Ended 31 March 2023**

	Note	Total 2023 £	Total 2022 £
Turnover		3,237,399	3,041,485
Direct costs		(1,290,271)	(1,218,561)
		<hr/>	<hr/>
Gross surplus		1,947,128	1,822,924
Administrative expenditure	6	(2,014,839)	(1,934,404)
Other operating income		-	9,296
Fair value movements	10	(21,044)	552,268
		<hr/>	<hr/>
Operating (deficit)/surplus	5	(88,755)	450,084
Income from fixed asset investments		18,203	18,335
Interest receivable and similar income	3	1,957	104
Interest payable and similar expenses	4	(186,108)	(90,200)
		<hr/>	<hr/>
(Deficit)/surplus for the year before taxation		(254,703)	378,323
		<hr/>	<hr/>
Tax on (deficit)/surplus		-	-
		<hr/>	<hr/>
(Deficit)/surplus for the year		(254,703)	378,323
		<hr/>	<hr/>
Total comprehensive income for the year		(254,703)	378,323
		<hr/>	<hr/>

Milton Keynes YMCA Limited**Company Statement of Comprehensive Income (Including Income and Expenditure Account)****Year Ended 31 March 2023**

		Total	Total
	Note	2023	2022
		£	£
Turnover		3,123,531	2,970,161
Direct costs		(1,281,944)	(1,179,057)
		<hr/>	<hr/>
Gross surplus		1,841,587	1,791,104
Administrative expenditure	6	(1,950,128)	(1,853,828)
Other operating income		-	9,296
Fair value movements	10	(13,294)	14,776
		<hr/>	<hr/>
Operating deficit	5	(121,835)	(38,652)
Income from fixed asset investments		11,500	10,328
Interest receivable and similar income	3	1,809	86
Interest payable and similar expenses	4	(177,151)	(85,238)
		<hr/>	<hr/>
Deficit for the year before taxation		(285,677)	(113,476)
		<hr/>	<hr/>
Taxation on deficit		-	-
		<hr/>	<hr/>
Deficit for the year		(285,677)	(113,476)
		<hr/>	<hr/>
Total comprehensive income for the year		(285,677)	(113,476)
		<hr/>	<hr/>

Milton Keynes YMCA Limited**Consolidated Balance Sheet****Year Ended 31 March 2023**

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	8	18,378,490	18,985,438
Investment properties	9	1,350,000	1,350,000
Investments	10	323,305	344,349
		<hr/>	<hr/>
		20,051,795	20,679,787
Current assets			
Stock	11	2,497	-
Debtors	12	229,809	350,523
Cash at bank and in hand		332,936	336,421
		<hr/>	<hr/>
		565,242	686,944
Creditors: amounts falling due within one year	13	(863,610)	(969,520)
		<hr/>	<hr/>
Net current liabilities		(298,368)	(282,576)
		<hr/>	<hr/>
Total assets less current liabilities		19,753,427	20,397,211
Creditors: amounts falling due after more than one year	14	(9,033,781)	(9,378,873)
Defined benefit pension liability	21	(230,777)	(274,765)
		<hr/>	<hr/>
Total net assets		10,488,869	10,743,573
		<hr/>	<hr/>
Reserves			
Called up share capital	17	12	12
Restricted property reserve	18	8,674,350	8,911,313
Income and expenditure reserve:			
General funds	18	1,364,507	1,382,248
Designated funds	18	450,000	450,000
		<hr/>	<hr/>
Total Reserves		10,488,869	10,743,573
		<hr/>	<hr/>

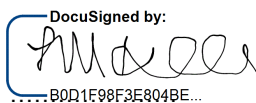
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The financial statements were approved and authorised for issue by the Board on2023.

Signed on behalf of the Board

DocuSigned by:

8B98EEEEB7466407...
J Upton MBE
Chair

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L Keen FCA
Treasurer

The notes on pages Page 25 to Page 43 form part of these accounts.

Company registration number 2769788

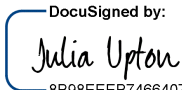
Milton Keynes YMCA Limited**Company Balance Sheet****Year Ended 31 March 2023**

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	8	18,341,886	18,944,396
Investments	10	204,244	217,538
		<hr/>	<hr/>
		18,546,130	19,161,934
Current assets			
Stock	11	2,497	-
Debtors	12	259,864	338,436
Cash at bank and in hand		280,164	314,152
		<hr/>	<hr/>
		542,525	652,588
Creditors: amounts falling due within one year	13	(800,348)	(899,320)
		<hr/>	<hr/>
Net current liabilities		(257,823)	(246,732)
		<hr/>	<hr/>
Total assets less current liabilities		18,288,307	18,915,202
Creditors: amounts falling due after more than one year	14	(8,826,169)	(9,144,455)
Defined benefit pension liability	21	(120,437)	(143,368)
		<hr/>	<hr/>
Total net assets		9,341,701	9,627,379
		<hr/>	<hr/>
Reserves			
Called up share capital	17	12	12
Restricted property reserve	18	8,674,350	8,911,313
Income and expenditure reserve:			
General funds	18	517,339	566,054
Designated funds	18	150,000	150,000
		<hr/>	<hr/>
Total Reserves		9,341,701	9,627,379
		<hr/>	<hr/>

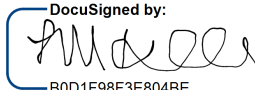
28-09-2023 | 16:47 BST

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Signed on behalf of the Board

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J Upton MBE
 Chair

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L Keen FCA
 Treasurer

The notes on pages Page 25 to Page 43 form part of these accounts.

Company registration number 2769788

Milton Keynes YMCA Limited**Consolidated Statement of Changes in Equity****Year Ended 31 March 2023****Group**

	Called up share capital £	Income and expenditure reserve £	Restricted reserve £	Total £
At 1 April 2021	12	1,216,291	9,148,948	10,365,251
Surplus for the year	-	378,323	-	378,323
Transfers to/(from) restricted funds	-	237,635	(237,635)	-
Total comprehensive income for the year	-	615,958	(237,635)	378,323
At 1 April 2022	12	1,832,249	8,911,313	10,743,574
Deficit for the year	-	(254,703)	-	(254,703)
Transfers to/(from) restricted funds	-	236,963	(236,963)	-
Total comprehensive income for the year	-	(17,740)	(236,963)	(254,703)
As at 31 March 2023	12	1,814,509	8,674,350	10,488,871

Income and expenditure reserve

	General funds £	Designated funds £	Total £
At 1 April 2021	766,291	450,000	1,216,291
Surplus for the year	378,323	-	378,323
Transfer from restricted reserves	237,635	-	237,635
Total comprehensive income for the year	615,948	-	615,948
At 1 April 2022	1,382,249	450,000	1,832,249
Deficit for the year	(254,703)	-	(254,703)
Transfers from restricted funds	236,963	-	236,963
Total comprehensive income for the year	(17,740)	-	(17,740)
At 31 March 2023	1,364,509	450,000	1,814,509

Milton Keynes YMCA Limited**Statement of Changes in Equity****Year Ended 31 March 2023**

Company	Called up share capital £	Income and expenditure reserve £	Restricted reserve £	Total £
At 1 April 2021	12	591,895	9,148,948	9,740,855
Deficit for the year	-	(113,476)	-	(113,476)
Transfer to/(from) restricted reserves	-	237,635	(237,635)	-
Total comprehensive income for the year	-	124,159	(237,635)	(113,476)
At 1 April 2022	12	716,054	8,911,313	9,627,379
Deficit for the year	-	(285,677)	-	(285,677)
Transfers to/(from) restricted reserves	-	236,963	(236,963)	-
Total comprehensive income for the year	-	(48,714)	(236,963)	(285,677)
At 31 March 2023	12	667,340	8,674,350	9,341,702

Income and expenditure reserve

	General funds £	Designated funds £	Total £
At 1 April 2021	441,895	150,000	591,895
Deficit for the year	(113,476)	-	(113,476)
Transfers	237,635	-	237,635
Total comprehensive income for the year	124,159	-	124,159
At 1 April 2022	566,054	150,000	716,054
Deficit for the year	(285,677)	-	(285,677)
Transfers	236,963	-	236,963
Total comprehensive income for the year	(48,714)	-	(48,714)
At 31 March 2023	517,340	150,000	667,340

Milton Keynes YMCA Limited**Consolidated Statement of Cash Flows****Year Ended 31 March 2023**

	Note	2023 £	2022 £
Cash flow from operating activities	19	366,119	440,144
Interest paid		(186,108)	(90,200)
Net cash flow from operating activities		180,011	349,944
Cash flow from investing activities			
Payments to acquire tangible fixed assets		(22,768)	(283,782)
Interest received		1,957	104
Income from fixed asset investments		18,203	18,335
Net cash flow from investing activities		(2,608)	(265,343)
Cash flow from financing activities			
Repayment of long-term loans		(366,996)	(113,100)
Interest paid		186,108	90,200
Repayments of finance leases		-	(46,290)
Net cash flow from financing activities		(180,888)	(69,190)
Net (decrease)/increase in cash and cash equivalents		(3,485)	15,411
Cash and cash equivalents at 1 April 2022		336,421	321,010
Cash and cash equivalents at 31 March 2023		332,936	336,421
Cash and cash equivalents consists of:			
Cash at bank and in hand		332,936	336,421
Cash and cash equivalents at 31 March 2023		332,936	336,421

Milton Keynes YMCA Limited

Notes to the Financial Statements

Year Ended 31 March 2023

1 Summary of significant accounting policies

(a) General information and basis of preparation

Milton Keynes YMCA Limited is a private company limited by shares, a registered charity in England and Wales and a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the information on page 3 of these financial statements.

The Registered Social Housing Provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 (FRS 102), 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 Registered Social Housing Provider, and rounded to the nearest pound.

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.

(b) Basis of consolidation

The consolidated financial statements present the results of the Company and its own subsidiary ("the Group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the merger method. In the Statement of financial position, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated statement of comprehensive income from the date on which control is obtained. They are deconsolidated from the date control ceases.

(c) Intangible assets and amortisation

Intangible assets costing £1,000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

Amortisation is provided on intangible assets at rates calculated to write off the cost of each asset on a straight-line basis over its expected useful life.

Amortisation is provided on the following basis:

Computer Software	10 years
-------------------	----------

(d) Tangible fixed assets

Housing properties

Social housing properties 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, developments costs, interest charges on loans during the 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.

Milton Keynes YMCA Limited

Notes to the Financial Statements

Year Ended 31 March 2023

1 Summary of significant accounting policies (continued)

(d) Tangible fixed assets (continued)

Major components of housing properties are depreciated at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Structure	60 years
Mechanical & engineering (e.g roofs, lifts)	30 years
Furniture & fittings	10 years
Small/non-integral plant & equipment	6 years

Freehold land is not depreciated. Housing properties under construction are not depreciated until they are in use and the useful economic lives of all tangible fixed assets are reviewed annually.

Other

All assets costing more than £1,000 are capitalised.

Other tangible fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	Nil
Fixtures and fittings	6 – 10 years
Computer equipment	3 – 10 years

(e) Investment properties

Investment properties have a readily assessable market value and thus the fair value can be measured without undue cost or effort. These properties are therefore measured at fair value at each reporting date with changes in fair value recognised in the statement of comprehensive income. Properties rented to provide social housing are not investment properties.

(f) Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

(g) 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 other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(h) Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Milton Keynes YMCA Limited

Notes to the Financial Statements

Year Ended 31 March 2023

1 Summary of significant accounting policies (continued)

(i) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date.

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.

(j) Provisions

Provisions are recognised when the Registered Social Housing Provider 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 settlement and the amount can be reliably estimated.

(k) Leases

Assets acquired under finance leases are capitalised and depreciated over the shorter of the lease term and the expected useful life of the asset. Minimum lease payments are apportioned between the finance charge and the reduction of the outstanding lease liability using the effective interest method. The related obligations, net of future finance charges, are included in creditors.

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.

(l) Tax

No provision has been made for corporation tax or deferred tax as the entity is a registered charity and is therefore exempt.

The activities of the Company are partially exempt from VAT. Expenditure is shown net of VAT and irrecoverable VAT is charged to the Statement Of Comprehensive Income. Irrecoverable VAT which can be attributed to a capital item is added to the cost of the capital item where practicable and material.

(m) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable net of VAT and trade discounts. 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, Homes England and other funding bodies.

Rendering of services

When the outcome of a transaction can be estimated reliably, turnover from services is recognised by reference to the stage of completion at the balance sheet date. Where the outcome cannot be measured reliably, turnover is recognised only to the extent of the expenses recognised that are recoverable.

Interest and dividends receivable

Interest income is recognised using the effective interest method and dividend income is recognised as the Registered Social Housing Provider's right to receive payment is established.

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****1 Summary of significant accounting policies (continued)****(n) Grants income**

Revenue

Grants relating to revenue are recognised in income in the same period as the expenditure when the performance related conditions have been met.

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 intended to compensate. The related expenditure is included under administrative expenses. 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.

Capital

Grants from Homes England Capital Funding and the South East Midlands Local Enterprise Partnership (SEMLEP) have been received in respect of the new building. These grants have been recognised at their fair value of the assets received and receivable. As the related assets are accounted for using the cost model then the government grant is accounted for from first use 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.

(o) Employee benefits

The Registered Social Housing Provider operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

Milton Keynes YMCA Limited and Northamptonshire YMCA both 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 Milton Keynes YMCA Limited or Northamptonshire YMCA.

As described in note 21 Milton Keynes YMCA Limited and Northamptonshire YMCA have contractual obligations to make pension deficit payments of £22,930 and £21,375 per annum respectively over the period to April 2029, accordingly this is shown as a liability in these accounts. In addition, Milton Keynes YMCA Limited and Northamptonshire YMCA are required to contribute £5,680 and £5,206 per annum respectively to the operating expenses of the pension plan and these costs are charged to the Statement of Comprehensive Income as shown.

(p) Restricted Reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the statement of comprehensive income and then a transfer to restricted reserves is made as appropriate.

(q) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs.

Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****1 Summary of significant accounting policies (continued)****(r) Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectation of future events that are believed to be reasonable under the circumstances.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include the company contributions to a multi-employer defined benefit pension scheme and its deficit. Further details can be found in note 21.

2 Social housing turnover and costs

Group	2023 £	2022 £
Rents receivable including service charges	2,347,175	2,165,245
Revenue grants receivable	335,063	453,082
Capital grants receivable	160,452	160,250
Other assistance receivable	55,530	17,191
Social housing activity expenditure	<u>(1,111,157)</u>	<u>(1,038,664)</u>
Operating surplus from social housing activities	<u>1,787,063</u>	<u>1,804,086</u>
Net surplus from social housing activities	<u>11,520</u>	<u>123,748</u>
Void losses	<u>63,838</u>	<u>136,306</u>
Government grants taken to Income	<u>-</u>	<u>9,296</u>

3 Interest receivable and similar income

	2023 £	Group 2022 £	2023 £	Company 2022 £
Bank interest receivable	1,957	104	1,809	86

4 Interest payable and similar expenses

	2023 £	Group 2022 £	2023 £	Company 2022 £
Bank loans and overdrafts	186,108	90,200	177,151	85,238

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****5 (Deficit)/surplus**

(Deficit)/surplus is stated after (crediting)/charging:

	2023	Group 2022	2023	Company 2022
	£	£	£	£
Auditor's remuneration (including expenses and benefits in kind) for audit	9,574	15,796	4,540	12,000
Auditor's remuneration (including expenses and benefits in kind) for non-audit	2,750	4,500	2,750	3,100
Depreciation of tangible fixed assets	629,716	618,328	625,278	615,001
Operating lease rentals	15,820	16,196	15,820	16,196
Loss/(profit) on fair value movement of investments (note 10)	21,044	(552,268)	13,294	(14,776)
Government Grants receivable	-	(9,296)	-	(9,296)

6 Particulars of administrative expenditure

	2023	Group 2022	2023	Company 2022
	£	£	£	£
Staff salary costs	825,266	732,646	775,176	687,762
Pension costs	72,473	131,109	67,710	99,622
Staff training and welfare	31,546	48,744	31,546	48,744
Hotels, travel & subsistence	7,426	2,736	7,426	2,736
Office costs	146,163	123,121	145,885	127,479
Legal, audit and consultancy costs	82,025	66,343	76,991	61,147
Bad debts and finance charges	79,584	33,600	79,476	33,560
Premises costs	58,513	61,123	58,513	61,123
Depreciation	629,716	618,328	625,278	615,001
Irrecoverable VAT	82,127	116,654	82,127	116,654
	2,014,839	1,934,404	1,950,128	1,853,828

7 Staff costs

The aggregate remuneration of such employees was as follows:

	2023	Group 2022	2023	Company 2022
	£	£	£	£
Wages and salaries	1,482,168	1,125,452	1,482,168	1,125,452
Social security	139,157	100,325	139,157	100,325
Pension costs – defined contributions	62,560	48,592	62,560	48,592
Pension costs – defined benefit	9,913	82,517	5,150	51,030
	1,693,798	1,356,886	1,689,035	1,325,399

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****7 Staff costs (continued)**

Both Milton Keynes YMCA and Northamptonshire YMCA participated in the YMCA Pension Plan (Pension Plan) a defined benefit based pension for employees of YMCAs in England. This Pension Plan is now closed to new members however the Charity is still required to contribute their share of the Pension Plan deficit. As a result of the effect of the COVID-19 pandemic on the global economy the valuation of the Pension Plan undertaken on 31 May 2020 showed that the pension deficit had increased from £33.6m to £39M. As a result an increase of £4,565 (2022 - £34,284) provision has been made in the accounts of the Group £671 ((2022 - £27,512) – Company) for their share of the deficit in addition to the annual contribution and administration fee of £48,409 (2022 - £58,582) for the Group ((£23,603 (2022 - £30,451) – Company). The Trustees are optimistic that this situation will be reversed at the next valuation in 2023. By 31 March 2021 the ratio of the value of assets to liabilities of the Pension Fund had increased to 79.0% from 69.0% at the date of the valuation.

The average number of employees, including members of the executive team, calculated on a full time equivalent basis during the year was as follows:

Group and company	2023 Number	2022 Number
Management	3	3
Resident Support	22	15
Fundraising	7	5
Property Services	10	8
Social Enterprise	2	5
Administration	3	3
	47	39

The average monthly number of employees, including members of the executive team, during the year was 53 employees (2022 - 41).

No trustee received any remuneration in the year (2022 – £nil).

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

	2023 Number	2022 Number
£80,001 - £90,000	1	1
	1	1

The total remuneration for key management personnel amounted to £278,712 (2022 - £217,073).

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****8 Tangible fixed assets**

Group	Housing properties £	Fixtures & fittings £	Computer equipment £	Total £
Cost or valuation:				
At 1 April 2022	18,634,483	1,312,769	251,683	20,198,934
Additions	1,316	19,327	2,125	22,768
At 31 March 2023	18,635,799	1,332,096	253,808	20,221,702
Depreciation:				
At 1 April 2022	867,991	255,400	90,105	1,213,496
Charge for the year on owned assets	436,652	142,277	23,365	602,294
Charge for the year on financial assets	-	-	27,422	27,422
At 31 March 2023	1,304,643	397,677	140,892	1,843,212
Net book value:				
At 31 March 2023	17,331,156	934,419	112,916	18,378,490
At 31 March 2022	17,766,492	1,057,369	161,578	18,985,438

Land and buildings**Group and Company**

The net book value of freehold housing properties land and buildings comprised:

	2023 £	2022 £
Freehold	17,331,156	17,766,492
Aggregate amount of finance costs included in land and buildings	649,070	649,070

Assets held under finance lease**Group and company**

The net book value of assets held under finance lease at 31 March 2023 was £70,525 (2022 - £97,947). The depreciation charged on assets held under finance lease in the year to 31 March 2023 was £27,422 (2022 - £45,584).

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****8 Tangible fixed assets (continued)****Accumulated social housing grant received or receivable****Group and company**

	2023 £	2022 £
At 1 April	3,730,608	3,830,091
Recognised in the Statement of Comprehensive Income	(99,482)	(99,483)
	<hr/>	<hr/>
Held as deferred income at 31 March	3,631,126	3,730,608
	<hr/>	<hr/>

The amount of accumulated social housing grant received or receivable from Homes England Capital Funding recognised in the Statement of Comprehensive Income in the year to 31 March 2023 was £99,482 (2022 - £99,483).

Company	Freehold properties £	Office equipment £	Computer equipment £	Total £
Cost or valuation:				
At 1 April 2022	18,634,483	1,268,399	251,683	20,154,565
Additions	1,316	19,327	2,125	22,768
	<hr/>			
At 31 March 2023	18,635,799	1,287,726	253,808	20,177,333
	<hr/>			
Depreciation:				
At 1 April 2022	867,991	252,073	90,105	1,210,169
Charge for the year on owned assets	436,652	137,839	23,365	597,856
Charge for the year on financial assets	-	-	27,422	27,422
	<hr/>			
At 31 March 2023	1,304,643	389,912	140,892	1,835,447
	<hr/>			
Net book value:				
At 31 March 2023	17,331,156	897,814	112,916	18,341,886
	<hr/>			
At 31 March 2022	17,766,492	1,016,326	161,578	18,944,396
	<hr/>			

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****9 Tangible fixed assets – Investment Properties****Group**

The net book value of freehold investment properties land and buildings comprised:

	Freehold Investment Property £
As at 1 April 2022	1,350,000
Surplus on revaluation	-
	<hr/>
As at 31 March 2023	1,350,000
	<hr/>

Tangible fixed assets held at valuation at 31 March 2022**Group**

The historic cost equivalent of land and buildings included at valuation are as follows:

	Investment properties £	2023 and 2022 Land & buildings £
Cost and net book value	1,416,789	-
	<hr/>	<hr/>

Valuation of Investment properties

The valuation at 31 March 2023 was made by the Trustees on an open market value for existing use basis. The trustees do not believe that the market value at 31 March 2023 of the investment properties is materially different to the valuation at 31 December 2021.

The Northamptonshire YMCA investment properties at Derngate were revalued at 31 December 2021 by professional valuers Kirkby Diamond. This was valued on an open market value basis for existing use.

10 Fixed asset investments

	Group Listed investments £	Company Listed investments £
Cost or valuation		
At 1 April 2022	344,349	217,538
Revaluation	(21,044)	(13,294)
	<hr/>	<hr/>
At 31 March 2023	323,305	204,244
	<hr/>	<hr/>
Carrying amount:		
At 31 March 2023	323,305	204,244
At 31 March 2022	344,349	217,538
	<hr/>	<hr/>

The fair value of listed investments for the Group and Company is determined by reference to the market value at the balance sheet date. All the fixed asset investments are held in the UK.

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****11 Stock**

Group and company	2023	2022
	£	£
Finished goods and goods for resale	2,497	-

12 Debtors

	2023	Group 2022	2023	Company 2022
	£	£	£	£
Trade debtors (gross social housing rent arrears)	245,608	154,462	245,608	154,462
Less provision for doubtful debts	(140,990)	(71,589)	(140,990)	(71,589)
Trade debtors (others)	11,728	154,381	11,570	154,066
Amounts owed by group undertakings	-	-	42,804	962
Other debtors	4,267	3,791	4,267	3,791
Prepayments and accrued income	109,196	109,478	96,605	96,744
	229,809	350,523	259,864	338,436

13 Creditors: amounts falling due within one year

	2023	Group 2022	2023	Company 2022
	£	£	£	£
Bank loans	185,727	181,932	157,827	154,937
Trade creditors	67,338	194,804	66,561	184,826
Rents paid in advance	20,741	45,316	19,800	45,316
Tax and social security	46,457	31,271	46,457	31,271
Pension creditor	44,305	44,161	22,930	22,931
Other creditors	12,000	12,000	12,000	12,000
Accruals and deferred income	487,042	460,036	474,774	448,039
	863,610	969,520	800,348	899,320

The Company and Group have a bank loan of £4.4m from Charities Aid Foundation Bank repayable over 25 years from March 2020 with an initial 24-month repayment holiday. It was repayable at an interest rate of 1.75% above the bank's base rate and is secured with a debenture on 1 North Sixth Street, Milton Keynes. During the year a fixed rate of 5.49% was agreed for the period to 19 November 2025.

The Group has three bank loans secured on the property at 47 - 49 Derngate, Northampton.

- A loan of £363,075 with National Westminster Bank is repayable over 25 years from December 2006. It is repayable at an interest rate of 1.5% above the bank's base rate.
- A loan of £125,000 with National Westminster Bank is repayable over 15 years from September 2007, this has all been repaid during the year. It was repayable at an interest rate of 1.5% above the bank's base rate.
- A loan of £252,000 with National Westminster Bank is repayable over 25 years from May 2010. It is repayable at an interest rate of 1.77% above the bank's base rate.

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****14 Creditors: amounts falling due after more than one year**

	2023 £	Group 2022 £	2023 £	Company 2022 £
Bank loans	4,294,798	4,479,481	4,087,186	4,245,063
Finance lease obligations				
Accruals and deferred income	4,738,983	4,899,392	4,738,983	4,899,392
	<hr/> 9,033,781	<hr/> 9,378,873	<hr/> 8,826,169	<hr/> 9,144,455

Accruals and deferred income includes grants in support of the capital costs of the new campus of £3,631,127 (2022 - £3,730,609) from Homes England and £708,934 (2022 - £728,357) from the South East Midlands Local Enterprise Partnership. These will be released over the useful life of the assets that they relate to.

Included within the above are amounts falling due as follows:

	2023 £	Group 2022 £	2023 £	Company 2022 £
Between one and two years:				
Bank loans	188,622	190,839	160,722	157,827
Accruals and deferred income	371,452	371,472	371,452	371,472
	<hr/> 560,074	<hr/> 562,311	<hr/> 532,174	<hr/> 529,299

Between two and five years:

	2023 £	Group 2022 £	2023 £	Company 2022 £
Bank loans	584,240	566,151	500,539	491,371
Accruals and deferred income	481,356	481,336	481,356	481,336
	<hr/> 1,065,596	<hr/> 1,047,487	<hr/> 981,895	<hr/> 972,707

Over five years:

	2023 £	Group 2022 £	2023 £	Company 2022 £
Bank loans	3,521,936	3,722,491	3,425,925	3,595,865
Accruals and deferred income	3,886,175	4,046,586	3,886,175	4,046,586
	<hr/> 7,408,111	<hr/> 7,769,077	<hr/> 7,312,100	<hr/> 7,642,451

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****15 Commitments under operating leases**

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

Group

	2023 £	2022 £
Not later than one year	16,081	16,120
Later than one and not later than five years	52,471	53,450
Later than 5 years	-	12,564
	<u>68,552</u>	<u>82,134</u>

Company

	2023 £	2022 £
Not later than one year	15,781	15,820
Later than one and not later than five years	51,871	52,550
Later than 5 years	-	12,564
	<u>67,652</u>	<u>80,934</u>

16 Deferred grant income**Group and Company**

	2023 £	2022 £
At 1 April 2022	4,488,109	4,606,181
Grants received in the year	-	29,131
Released to income during the year	(148,048)	(147,203)
	<u>4,340,061</u>	<u>4,488,109</u>
At 31 March 2023	4,340,061	4,488,109
	<u>118,905</u>	<u>148,048</u>
Amounts to be released within one year	118,905	148,048
Amounts to be released in more than one year	4,221,156	4,340,061
	<u>4,340,061</u>	<u>4,488,109</u>

17 Share capital

Ordinary shares of £1 each

	Number	£
Allotted called up and fully paid At 1 April 2022 and 31 March 2023	12	12
	<u>12</u>	<u>12</u>

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****18 Reserves**

a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surpluses and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulative effect of revaluations of investment properties on an annual basis.

c) Restricted reserve

The restricted reserves have restrictions on how the reserves can be released.

- The restricted property reserve results from the sale of the original YMCA properties.

d) Designated reserves

The designated reserves are where the trustees have set aside amounts for a particular purpose.

- The Cyclical Repairs fund has been set up for the long-term maintenance of property and the refurbishment of certain residential flats
- The New Services fund was formed to set aside monies to expand services for young people of Milton Keynes, Northamptonshire and the surrounding area.

Designated Reserves**Group**

	Balance 1 April 2021 £	Incoming resources £	Resources expended £	Transfers £	Balance 31 March 2022 £
Cyclical Repairs fund	200,000	-	-	-	200,000
New Services fund	250,000	-	-	-	250,000
Total designated funds	450,000	-	-	-	450,000
	Balance 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	Balance 31 March 2023 £
Cyclical Repairs fund	200,000	-	-	-	200,000
New Services fund	250,000	-	-	-	250,000
Total designated funds	450,000	-	-	-	450,000

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****18 Reserves (continued)****Designated Reserves
Company**

	Balance 1 April 2021 £	Incoming resources £	Resources expended £	Transfers £	Balance 31 March 2022 £
Cyclical Repairs fund	-	-	-	-	-
New Services fund	150,000	-	-	-	150,000
Total designated funds	150,000	-	-	-	150,000
	Balance 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	Balance 31 March 2023 £
Cyclical Repairs fund	-	-	-	-	-
New Services fund	150,000	-	-	-	150,000
Total designated funds	150,000	-	-	-	150,000

19 Reconciliation of operating (deficit)/surplus to cash flow from operating activities

	2023 £	2022 £
(Deficit)/Surplus for the year	(242,456)	378,323
Interest received	(1,957)	(104)
Interest payable	186,108	90,200
Income from fixed asset investments	(18,203)	(18,335)
Depreciation and impairment of tangible fixed assets	629,716	618,328
Losses/(Gain) on investments	21,044	(552,268)
Proceeds of sale of investments	-	60,000
Increase in stock	(2,497)	-
Decrease/(increase) in trade and other debtors	120,714	(198,184)
Decrease/(increase) in trade and other creditors	(282,507)	33,010
Decrease/(increase) in pension deficit	(43,843)	29,174
Net cash flow from operating activities	366,119	440,144

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****20 Analysis of changes in net debt**

	Balance at 1 April 2022 £	Cash flows £	Balance at 31 March 2023 £
Long-term borrowings	(4,479,481)	184,683	(4,294,798)
Short-term borrowings	(181,932)	(3,795)	(185,727)
Total liabilities	(4,661,413)	180,888	(4,480,525)
Cash and cash equivalents	336,421	(3,485)	332,936
Total net debt	(4,324,992)	177,403	(4,147,589)

21 Pensions and other post-retirement benefits

a) Defined contribution pension plans

Group and company

The Group operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Group in an independently administered fund. The pension cost charge represents contributions payable by the Group to the fund and amounted to £62,560 (2022 - £48,592).

Contributions totalling £nil (2022 - nil) were payable to the fund at the reporting date and are included in creditors.

b) Defined benefit pension plans

Milton Keynes YMCA Limited and Northamptonshire YMCA participated in the YMCA Pension Plan ("Pension Plan"), 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 Pension Plan are held separately from those of Milton Keynes YMCA Limited and Northamptonshire YMCA and at the year-end these were invested in the Mercer Dynamic De-risking Solution, 62% matching portfolio and 38% in the growth portfolio and Schroder (property units only).

The most recent completed three-year valuation was as at 1 May 2020. The assumptions used which have the most significant effect on the results of the valuation are those relating to the assumed rates of return on assets held before and after retirement of 2.59% and 1.09% respectively, the increase in pensions in payment of 2.99% (for RPI capped at 5% p.a.), and the average life expectancy from normal retirement age (of 65) for a current male pensioner of 22.0 years, female 24.4 years, and 23.7 years for a male pensioner, female 26.1 years, retiring in 20 years' time. The result of the valuation showed that the actuarial value of the assets was £146.1m. This 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 Pension Plan had a deficit of £39 million. Milton Keynes YMCA Limited and Northamptonshire YMCA have been advised that they will need to make annual contributions of £22,930 and £21,375 respectively 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. The current recovery period is 6 years commencing 1st May 2023.

Milton Keynes YMCA Limited

Notes to the Financial Statements

Year Ended 31 March 2023

21 Pensions and other post-retirement benefits (continued)

In addition, Milton Keynes YMCA Limited and Northamptonshire YMCA may have over time liabilities in the event of the non-payment by other participating YMCAs of their share of the Pension Plans deficit. It is not possible currently to quantify the potential amount that Milton Keynes YMCA Limited and Northamptonshire YMCA may be called upon to pay in the future.

Group

	Within one year	One to two years	Two to five years	After 5 years	After more than one year	Total	Total
	£	£	£	£	Total £	2023 £	2022 £
As at 31 March 2023	44,305	44,887	135,819	50,071	230,777	275,082	-
As at 31 March 2022	44,161	44,697	135,234	94,834	274,765	-	318,926

Company

	Within one year	One to two years	Two to five years	After 5 years	After more than one year	Total	Total
	£	£	£	£	Total £	2023 £	2022 £
As at 31 March 2023	22,930	23,421	70,863	26,153	120,437	143,367	-
As at 31 March 2022	22,931	23,322	70,563	49,483	143,368	-	166,299

22 Restricted Grant Funds

YMCA MK gratefully acknowledges the financial support from all the individuals and businesses who helped fund our new campus. Where restrictions were placed on the use of financial contributions these amounts have been allocated against fixtures & fittings purchases and included within restricted deferred capital grants to be released over the life of the assets.

There are too many generous contributions for all of them to be listed in these financial statements. Key grants are as follows:

Capital Grants

Homes England Capital Funding

YMCA MK received £3,929,574 of capital grant funding towards the provision of the 106 affordable rent self-contained independent living flats at the new campus. The grant was allocated in full against housing properties purchases. The grant is held as a restricted deferred capital grant to be released over the life of the assets. £99,482 (2022 - £99,482) has been released in the year.

South East Midlands Local Enterprise Partnership (SEMLEP)

The South East Midlands Local Enterprise Partnership (SEMLEP) awarded the Charity a capital grant of £767,202 towards the construction costs of the social enterprise areas of the campus. The grant was allocated in full against housing properties purchases. The grant is held as a restricted deferred capital grant to be released over the life of the assets. £19,422 (2022 - £19,422) has been released in the year.

Milton Keynes YMCA Limited

Notes to the Financial Statements

Year Ended 31 March 2023

22 Restricted Grant Funds (continued)

Garfield Weston Foundation

The Charity received £50,000 from the Garfield Weston Foundation towards the capital costs of the Residents' Lounge. This project was completed in August 2020; The grant is held as a restricted deferred capital grant to be released over the life of the assets. £678 (2022 - £678) has been released in the year.

Wolfson Foundation

YMCA MK received £50,000 from the Wolfson Foundation towards capital costs of the internal construction of the Youth Hub. The grant is held as a restricted deferred capital grant to be released over the life of the assets.

MK Community Foundation

The charity received £32,263 from the Wolfson Foundation towards capital costs of the internal construction of the Youth Hub. The grant is held as a restricted deferred capital grant to be released over the life of the assets.

SEMLEP

SEMLEP gave YMCA MK a £46,322 Recovery and Resilience Grant towards internal construction of the Youth Hub and Conferencing Break out Space. The grant is held as a restricted deferred capital grant to be released over the life of the assets.

Revenue Grants

The National Lottery Community Fund

YMCA MK has been awarded grant funding from The National Lottery Community Fund of £498,849 over three years commencing in December 2019 towards our 'Under One Roof' project. During the year to 31 March 2023 the Company recognised £84,563 of grant income against expenditure incurred (2022 – £152,408).

Garfield Weston Foundation

YMCA MK has been awarded grant funding from Garfield Weston of £25,000 towards core costs (2022 - £20,000).

NHS BLMK Clinical Commissioning Group

YMCA MK received grant funding from NHS BLMK Clinical Commissioning Group of £5,000 (2022 - £97,158) towards employment and activities work as part of their suicide prevention offer.

NHS Charities Together

YMCA MK received grant funding from NHS Together of £47,017 (2022 - £58,650) to fund Complex needs and the Hospital Navigator project.

HM Prison Services

YMCA MK received grant funding of £10,000 (2022 - £nil) to fund some consultation work and staff costs.

Thames Valley Violence Reduction Unit

£25,000 was paid to YMCA MK towards the Hospital Navigator project based as MK University Hospital, providing mentoring and signposting to young people who come to A&E in need of additional support.

23 Related party transactions

Milton Keynes YMCA Limited has a management service agreement with Northamptonshire YMCA. During the year there were amounts totalling £51,407 (2022 - £48,029) invoiced to Northamptonshire YMCA for accounting and management services. At the year end, there was £42,804 (2022 - £962) owed to Milton Keynes YMCA Limited from Northamptonshire YMCA. These balances are eliminated on consolidation.

Milton Keynes YMCA Limited**Notes to the Financial Statements****Year Ended 31 March 2023****24 Financial instruments**

The carrying amounts of the Group's financial instruments are as follows:

Group	2023	2022
	£	£
Financial assets		
Measured at fair value through the statement of comprehensive income:		
- Fixed asset listed investments (note 10)	<u>323,305</u>	<u>344,349</u>
Debt instruments measured at amortised cost:		
- Trade debtors (note 12)	116,346	237,254
- Other debtors (note 12)	<u>4,267</u>	<u>3,791</u>
	<u>120,613</u>	<u>241,045</u>
Financial liabilities		
Measured at amortised cost		
- Trade creditors (note 13)	67,338	194,804
- Other creditors (note 13)	<u>56,305</u>	<u>56,161</u>
	<u>123,643</u>	<u>250,965</u>
The income, expenses, net gains and net losses attributable to the Group's financial instruments are summarised as follows:		
	2023	2022
	£	£
Net gains and losses (including changes in fair value)		
Financial assets measured at fair value through the statement of comprehensive income	<u>(21,044)</u>	<u>552,268</u>