

**FULHAM AND SOUTH KENSINGTON**

**YOUNG MEN'S CHRISTIAN  
ASSOCIATION**

**REPORTS and  
FINANCIAL STATEMENTS  
Period ended  
31 December 2018**

*Charity no. 251555*

**641-643 Fulham Road  
London  
SW6 5PU**

## **Annual Report of the Fulham & South Kensington YMCA**

### **Résumé**

The previous Annual Report, dated 19th May 2018 summarised activity and events during 2017/18 concerning the hostel, the three attached shops, and Cranford Road Tonbridge. This report provides an update for 2018/19, with the exception of financial transactions, which are summarised to the end of 2018. Further details are provided in our Annual Newsletter.

### **Executive Committee Meetings**

The Executive Committee (including the Trustees as ex officio members) meets each year immediately before the Annual Meeting. Three other meetings took place during the past year, on 28th July 2018 and 19th January 2019 at St Matthews Church, Wandsworth Bridge Road, and on 20th October 2018 at St John's Church, Chelsea.

### **The Hostel**

The hostel is in good condition and well-presented. The rent review, which had been delayed due to circumstances beyond our control, is now proceeding.

### **Shops**

641a and 643c Fulham Road are in good condition. Further work has been undertaken at 641, and any future work will be the responsibility of the tenant. 641a has unfortunately remained empty since last June, despite interest from several prospective tenants. This has had financial implications, as noted below. Day to day management of the properties is overseen by a local firm of Chartered Surveyors.

### **Cranford Road, Tonbridge**

The specialised facilities at Cranford Road continue to be enjoyed by a person with chronic special needs and her full-time carer. The mortgage is being repaid by monthly instalments at a slightly higher rate than required by Stafford Railway Building Society. The property, which is directly managed, remains in good order

## **Allocation of Funds**

During 2018 we have been able to support the following projects

- (1) A Falcon Camp organised by the Church Pastoral Aid Society for children connected with St Matthew's Church, Fulham.
- (2) Six church-based youth workers based, respectively, at St. Peter's Fulham (two youth workers), St Matthew's Fulham, St Mary's West Kensington, St John's Chelsea and St John the Baptist Littleworth, Stafford.
- (3) An Assistant Pastor at Twynholm Baptist Church Fulham who oversees and participates in Youth Work.
- (4) The Pastor at New Life Church, Roehampton.
- (5) A Japanese pastor undertaking further ministerial training with the Proclamation Trust.
- (6) A counsellor working with The Bridge Church, Battersea

## **Risk Assessment and Reserves Policy**

The committee has elected to reserve a minimum of £30,000 at all times against the cost of any large scale maintenance which may be required or any unexpected loss of rental income, and liabilities arising therefrom. Due to the empty property at 641a Fulham Road this reserve has had to be called upon and is now somewhat depleted. An additional £5,000 per annum is allocated to small maintenance projects, but may be reallocated to charitable purposes during the year if not required. As a Grant-making charity we carefully assess each project before agreeing funding, performing necessary due diligence on the churches and other organisations making applications.

## **Public Benefit**

When assessing projects the management committee has regard to the guidelines set out by the Charity Commission and the objects of the Association. Beneficiaries are requested to report on their work to the Association's Annual Meeting.

The committee therefore considers that in providing accommodation for a disabled person and her principal carer, and in making the above grants to further various projects benefiting other Christian communities and their neighbourhoods (with a particular focus on outreach to young people) it has fulfilled the public benefit requirements of the charity and met the objects set out in our rules of association.

## **Conclusion**

We thank God for the privilege of serving in His Kingdom and pray that He will continue to release the funds to enable us to do so.

Joel Shepherd  
18 May 2019

### **The Trustees**

Paul Laffey, Andrew Maltby, Jonathan O'Brien, Ivor Sowton, Jeff Shepherd

### **The Executive Committee**

David Griffiths, Paul Laffey, Andrew Maltby (Treasurer), Martin McCauley (Chair), Joel Shepherd (Secretary), Ivor Sowton, Jeff Shepherd, Martin Hartigan, Jonathan O'Brien, and Jonathan McDowell

**Balance Sheet as at 31 December 2018**

	<b>2018</b>	<b>2017</b>
<b>General Fund</b>		
Balance Brought forward	20,680.87	27,888
Less:		
Excess of expenditure over income	(6,919.30)	(7,208)
<b>Surplus carried forward</b>	<b><u>£13,761.57</u></b>	<b><u>£20,681</u></b>
<b>Represented by:</b>		
Debtor	16,625.00	17,734
Cash with CAF Bank	21,956.01	31,861
Deposits with CAF Bank	0.00	0
Creditors	(500.00)	(700)
Rent in advance	(24,319.44)	(28,214)
<b>Total</b>	<b><u>£13,761.57</u></b>	<b><u>£20,681</u></b>

**Notes to the accounts**

**Basis of preparation:**

These accounts have been prepared on a receipts and payments basis and accord with s42(3) Charities Act 1993, modified for unpaid liabilities which were contracted for prior to the balance sheet date, no distinction being made between transactions of a capital or revenue nature.

**Non monetary assets:**

The YMCA trustees are the beneficial owners (subject to the relevant trusts) of the following assets, the legal title of which is held by the trustees:

Land and buildings

The land and buildings situated at 641-643 Fulham Road, SW6 5PU and at 1 Cranford Road, Tonbridge, Kent.

**Liabilities**

The Stafford Railway Building Society have a charge over the freehold property in Tonbridge to secure a mortgage of c.£21,520.

**Treasurer's report to the Trustees**

The accounts and statement of assets set out on this and the attached pages relating to the year ended 31 December 2018 are as approved by the committee of management

**Andrew Maltby**  
**Treasurer**  
**18 May 2019**

**Independent examiner's report to the trustees of the  
Fulham and South Kensington YMCA**

I report on the accounts of the Fulham and South Kensington YMCA for the year ended 31 December 2018 which are set out on pages three and five.

**Respective responsibilities of trustees and examiner**

As the trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 43(2) of the Charities Act 1993 (the Act) does not apply. It is my responsibility to state, on the basis of the procedures specified in the General Directions given by the Charity Commissioners under section 43 (7)(b) of the Act, whether particular matters have come to my attention.

**Basis of the independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

**To the trustees:**

**Independent examiner's report**

In connection with my examination, no matter has come to my attention:

- 1        which gives me reasonable cause to believe that in any material respect the requirements  
          ?  
          ?        to keep accounting records in accordance with section 41 of the Act; and  
          ?        to prepare accounts which accord with the accounting records and to comply with the  
                    accounting requirements of the Act  
  
          have not been met; or
- 2        to which, in my opinion, attention should be drawn in order to enable proper understanding of the  
          accounts to be reached.

**Stuart Moffatt**  
London

20 May 2019

**Income and expenditure account for the year ended 31 December 2018**

	<b>2018</b>	<b>2017</b>
<b>Income</b>		
Donations, offerings and tax recovery	28	51
Rents	132377	132454
Insurance reimbursed	2660	2914
Membership fees	75	65
	<u>135139</u>	<u>135484</u>
Interest	4	7
Mortgage advance	0	0
	<u><u>135143</u></u>	<u><u>135491</u></u>
<b>Expenditure</b>		
Insurance	3419	3319
Maintenance/Rates	10208	11053
Meeting expenses	3534	2591
Accountancy	50	50
Bank charges	60	60
Mortgage payments	13960	13928
Professional fees	450	4550
	<u>31681</u>	<u>35551</u>
<b>Donations</b>		
Youth work	87032	80688
Sundry	23350	26459
	<u>110382</u>	<u>107147</u>
<b>Total expenditure</b>	<u><u>142063</u></u>	<u><u>142698</u></u>
<b>Excess of expenditure over income</b>	<u><u>(£6,919)</u></u>	<u><u>(£7,208)</u></u>