



**YMCA**  
CITY YMCA LONDON

# **HOLDING FIRM**

**to our vision and mission**

ANNUAL REPORT 2016

[www.cityymca.london](http://www.cityymca.london)

# OUR YEAR



## CHAIRMAN'S REPORT **Robert Thompson**

It's been a dramatic and turbulent year where the commitment of holding firm to our vision and mission has never been stronger, but equally has never been more challenging and exhausting.

Our main strategic objective has been the long-term sustainability of our programmes and services. For City YMCA London this is being achieved through the redevelopment of our Errol Street site, a £19m project.

Whilst significant advances against this objective have been achieved, it has often been a case of two steps forward, one back. The struggle to achieve our vision has been an exhausting one.

As we stand at the end of the year, our objective looks to be within our grasp. The next two years will be significant for City YMCA London and for 10,000 homeless young Londoners that City YMCA London will be able to help, with a new housing model of support and with the opportunity to grow an enhanced programme of youth interventions.

Despite the challenge, our heartbeat, to equip vulnerable young people to create a future of their own choosing, is beating stronger than ever before.

*R. J. Thompson*

# KEY HIGHLIGHTS

**MONARCH COURT**  
Opened a new bed hostel the first of it's kind in Hackney

87

**OCCUPANCY**  
Kept our rooms full

98%

**FUNDING**  
Secured a grant from the Mayor of London for Errol Street

£8.76m

**HOUSED**  
Supported homeless young people across the year

361

**YOUTH WORK**  
Reached over young people through our interventions

500

**CELEBRATED**  
The achievements of young people with the Jack Petchey Award

6

**MEANINGFULLY ENGAGED**  
Residents in employment, education or training

191

**CONTRACTOR**  
Secured a lead contractor for Errol Street

1

**LONDON MANIFESTO**  
Launched at City Hall with recommendations on issues effecting young people

24

# WE SAID WE WOULD:

## Open a new decant hostel

**UPDATE:** After considering a number of buildings and pieces of land, we were able to secure a 15 year lease on a redundant care home in Hackney in which we invested £1.74m, dividing oversized rooms and reclaiming unused spaces. We were delighted to open the 87 bed Monarch Court home to homeless young Londoners in June 2015. The home will go on to change the futures of around 1,700 homeless young people over the next 15 years. The addition of Monarch Court as decant accommodation is a milestone evidencing our ability to redevelop our main Errol Street site.

## Pilot a new housing model

**UPDATE:** 113 homeless young Londoners have been given shelter and emotional support across the year. 87 have been engaged in employment, education or training using our new outcomes based star evaluation tool. It's too early yet to evaluate the impact of our new housing model but we will continue to pilot the new tool in order to refine our approach before rolling it out in the new Errol Street.

## Put Errol Street out to tender

**UPDATE:** The redevelopment of our worn-out Errol Street site remains our main strategic objective. Our plan to return the charity to a self-sustaining position rests on our ability to build a new 146 bed hostel on our existing Islington site. We have appointed a new Project Manager to lead in a two-stage tender process that resulted in us identifying a preferred contractor. At the same time we secured a £8.76m Mayor of London grant for the project as well as a mortgage, grants and donations.

# ABOUT THE HOMELESS YOUNG PEOPLE WE HELPED THIS YEAR

339 homeless young people were supported

are between 18-24 years of age 91%

28% slept rough or slept on a friend's sofa the night before arriving

made homeless as a result of relationship breakdowns 17%

9% suffered racial harassment, domestic violence, hate or violent crimes

were refugees 3%

132 left our care during the year of which 62% made a positive move-on 62%

## OUR THIRDS

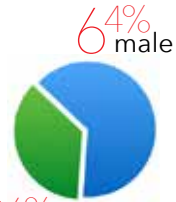
1/3<sup>rd</sup> have family in the immediate area

1/3<sup>rd</sup> were asked to leave home by their family

1/3<sup>rd</sup> were employed, in education or training

1/3<sup>rd</sup> came to us from East London

1/3<sup>rd</sup> came from other London boroughs



## Bid for new youth interventions

**UPDATE:** Anticipated commissioning opportunities for new programmes of youth interventions with Islington Council were delayed. We will continue to work towards these opportunities in the following year.

## Offer the global YMCA leadership

**UPDATE:** The World Urban Network was attended by over 109 strategic leaders from across the YMCA movement in Winchester. Our Chief Executive Gillian Bowen was a contributing conference chairman.

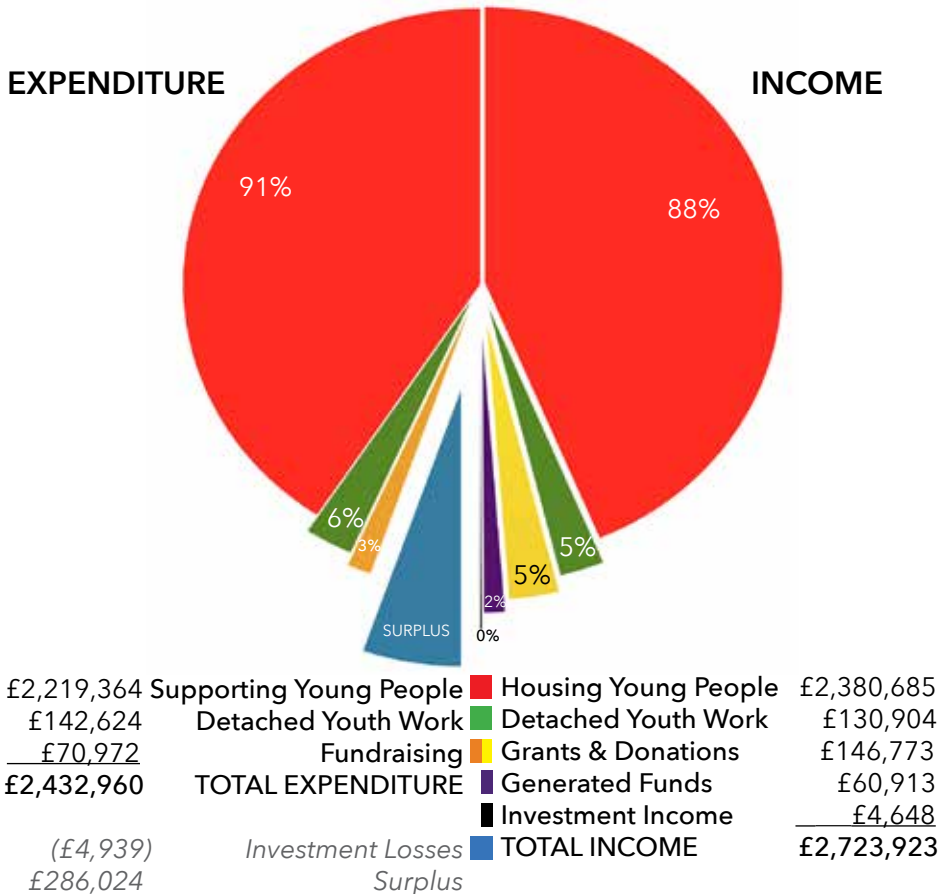


## OUR FINANCIAL PERFORMANCE

### Gary Morley FCA, Treasurer

I am delighted to report that due to changes in the timing of our two hostel developments, City YMCA London was able to run our Errol Street and Monarch Court sites concurrently for a large part of the year.

With fundraising continuing to be strong for the Errol Street development and an additional investment of £99,549 made into the Errol Street development, City YMCA London was able to deliver a surplus of £286,024 for the year leaving us in a healthy position as we commence our Errol Street construction project in the coming year.





## CHIEF EXECUTIVE'S REPORT

### Gillian Bowen

Over the last three years City YMCA London has successfully negotiated a route through an epic programme of change and transition. That programme will continue through to 2018 when the £19m re-development of our Errol Street site is completed.

Our objective remains the same, to help shape the external environment standard of hostel and move-on accommodation for homeless young people in London within five years. It's a dynamic and bold strategy to bring our own accommodation up to scratch and to embed a new model of housing support to equip young homeless Londoners to create a future of their own choosing. Something they absolutely deserve.

Our thanks goes to the partners and friends who are making that transition possible. Without your support we wouldn't be able to respond. Thank you.

## OUR OBJECTIVES FOR THE YEAR AHEAD

- 1 Secure the required funding to make the redevelopment of the Errol Street site possible
- 2 Secure a main contractor and commence construction of our new Errol Street home
- 3 Tender for new services in the youth field
- 4 Pilot the new housing model at our Monarch Court home
- 5 Continue in our mission to support vulnerable young people
- 6 Continue to engage in the leadership of the YMCA at a London level and in the world arena of the World Urban Network



ISLINGTON



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## About us

City YMCA provides a range of services designed by and for young people to support their progression in society.

Our holistic approach covers young people aged 12 to 25 where 25% have left care and 15% run-away from home.

The rest are either deemed at-risk from their parents, are trying to divert from crime or have fallen upon hard times.

### City YMCA London is:

- Lead provider of accommodation for at-risk young people in Islington and Hackney
- Lead provider of targeted detached and outreach based work to at risk young people across East London
- Member of the Finsbury Ward Partnership
- Active in the Islington Children and Young People Voluntary Sector Forum
- Deliver services on behalf of Islington Council
- Member of the Islington Community Safety Partnership
- Lead provider for young people on the Empty Homes Plan for Islington, Tower Hamlets and Hackney
- Members of the Hackney Landlords Forum and the Islington Homelessness Forum
- Investment Partner with the Mayor of London

### Our Patrons

The Lord Mayor of the City of London  
The Rt Revd and Rt Hon Richard Chartres, Bishop of London  
Rev Rose Hudson-Wilkin, Chaplain to the Speaker of the House of Commons

### Vice President's

Colonel Brian Kay OBE DL  
Peter Ellis

### Funding Partners

Mayor of London | London Borough of Islington  
City of London Social Investment Board  
London Borough of Hackney | Simmons & Simmons  
Garfield Weston Foundation | All Churches Trust  
The Clothworkers Foundation | OAK Foundation  
The Chenevix-Trench Family | BNY Mellon  
Jack Petchey Foundation | Slaughter & May  
OSM | PRET | Premier Moves

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Registered Charity Number 1053864  
Housing Association Number H4099  
Registered Company Number 3169665

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