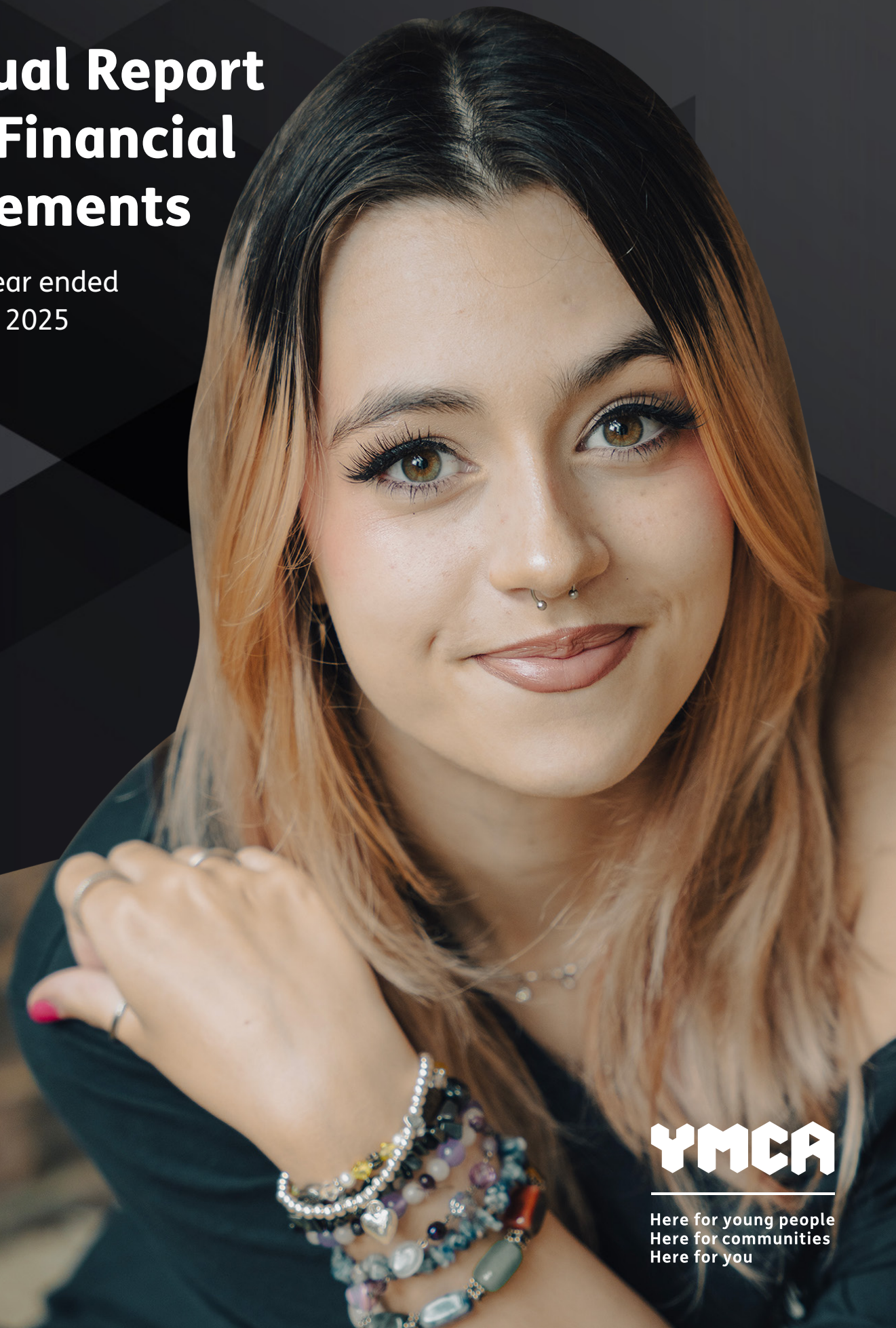


YMCA
DOWNSLINK GROUP

Annual Report and Financial Statements

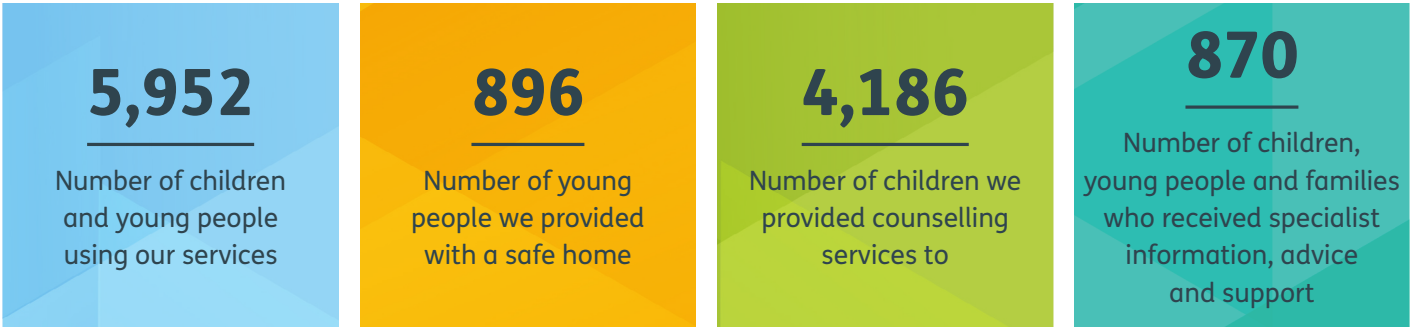
For the year ended
31 March 2025



YMCA

Here for young people
Here for communities
Here for you

Year at a glance 2024/25 impact...



Our mission
To help children and young people have a fair chance to be who they want to be.
We do this by providing a safe home, increasing life skills and self-confidence and improving emotional wellbeing and mental health.

Our values

- ▶ We do what’s right
- ▶ We work with heart
- ▶ We build real connection

YMCA DownsLink Group is proud to be a member of the federation of YMCA England & Wales. We contribute to their vision and purpose: an inclusive Christian movement transforming communities so that all young people can belong, contribute and thrive.

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Chair and CEO statement

In 2024–25, YMCA DownsLink Group continued to implement our 2023–2026 strategy, focusing on strengthening our foundations and looking forward.

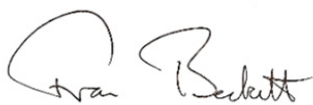
This was a challenging year for young people across England. The rising cost of living, homelessness, mental health needs and exploitation remained prominent and were reflected in the experiences of those we support.

We worked hard to ensure our services responded to these needs while meeting the highest legal and regulatory standards. A key milestone was securing Ofsted registration, allowing us to continue housing 16- and 17-year-old care-experienced young people.

We strengthened our housing offer by investing our Homes England Recycled Capital Grant in key properties in Brighton and Crawley, securing vital supported housing for young people. We also approved a new Youth Voice and Influence Strategy to embed young people's voices in our work and decision-making.

In March, we launched a new set of organisational values – shaped by staff, volunteers, trustees and young people – to reflect who we are and connect with our community. Despite ongoing financial pressures impacting our sector, we invested in our infrastructure, including improvements to our buildings and digital systems. An external governance review confirmed strong alignment with national best practice standards. Financially, we recorded a surplus of £283k, compared to a deficit of £426k the previous year, reflecting our progress in building resilience and sustainability.

We are proud to have supported 5,952 children and young people across Sussex and Surrey. The Board of Trustees and Executive team thank all staff, volunteers, partners and supporters for their continued dedication to our mission: giving every young person a fair chance to be who they want to be.



Fran Beckett
Chair of Board of Trustees
31 July 2025



Emily Brock
Chief Executive Officer
31 July 2025

1 Overview of Board of Trustees, officers and advisors

Trustees	<p>Fran Beckett, Chair</p> <p>Erin Barnes, Chair of Impact and Services committee and safeguarding lead (until 1 August 2024)</p> <p>Simone Button, appointed 1 August 2024 and Chair of Impact and Services committee (from 1 August 2024) and member of Safeguarding Forum</p> <p>Michael Chawatama</p> <p>Maggie Gairdner, Complaints Lead and member of Safeguarding Forum</p> <p>Damien Haley (appointed 1 August 2024)</p> <p>John Holmstrom, Chair of Audit and Risk committee (until 1 August 2024)</p> <p>Tim-David Michaelsen</p> <p>Nick Mourant, Chair of Resources committee</p> <p>Andrew Newell, Chair of Audit and Risk committee (from 1 August 2024)</p> <p>Caroline Stearman, Chair of People and Remuneration committee</p> <p>Gianluca Zucchelli, Complaints Lead</p>		
Independent Committee Members	<p>Chris Fisher, Audit and Risk committee</p> <p>Zarina Switlyk, Audit and Risk committee</p> <p>Kameka Mclean, People and Remuneration committee</p> <p>Erin Barnes, Impact and Services committee</p> <p>Sarah Fulham, Impact and Services committee (appointed 8 August 2024)</p> <p>Helen Curr, Resources committee (appointed 27 February 2025)</p>		
Executive team	<p>Emily Brock, Chief Executive Officer</p> <p>Baldeep Dhol, Director of Finance and Risk</p> <p>Jayne Grier, Director of People and Programmes</p> <p>Lorri Holding, Director of Services</p>	Company Secretary	Sian Stokes
Registered office	<p>Reed House</p> <p>47 Church Road Hove</p> <p>East Sussex</p> <p>BN3 2BE</p>	Registered charity	1079570
		Registered company	3853734
Registered provider of social housing	4644	Registered member of British Association for Counselling and Psychotherapy (BACP)	00102752
Ofsted	<p>Brighton & Hove 2767751</p> <p>East Sussex 2766597</p> <p>West Sussex and Surrey 2766609</p>	Principal solicitors	<p>Bate & Albon Solicitors</p> <p>23/24 Marlborough Place</p> <p>Brighton</p> <p>BN1 1UB</p>
Principal bankers	<p>The Royal Bank of Scotland plc</p> <p>36 St Andrew Square</p> <p>Edinburgh</p> <p>EH2 2YB</p>	External auditors	<p>Moore Kingston Smith</p> <p>6th Floor</p> <p>9 Appold Street</p> <p>London</p> <p>EC2A 2AP</p>
Internal auditors	<p>Forvis Mazars LLP</p> <p>30 Old Bailey</p> <p>London</p> <p>EC4M 7AU</p>		

2 Board Report 2024/25 (including strategic report)

The Board of Trustees of YMCA DownsLink Group presents its Annual Report and financial statements for the year ended 31 March 2025 which incorporate the requirements of the director’s report and strategic report.

We are the largest regional charity in Sussex and Surrey working to prevent youth homelessness and support children and young people’s emotional and mental health. We were incorporated in 1999 and the charity has evolved through several local YMCA mergers.

Our current strategy, launched in July 2023, emphasises our commitment to face the challenges of a post-pandemic world and the impact of post-economic uncertainty and aims to put children and young people at the heart of our thinking.

Principal activities

We support children and young people with multiple and complex needs up to the age of 25.

We offer support in three service areas:

- ▶ Housing provision and sustaining accommodation
- ▶ Specialist information, advice and support
- ▶ Emotional wellbeing and mental health

Our services are inclusive and we support children and young people who are LGBTQ+, Black and Racially Minoritised, neurodiverse, have experienced exploitation, are care experienced, young families, young carers, young refugees and unaccompanied asylum- seeking children.

Our new values

We do
what’s right

We work
with heart

We build
real connection

Public benefit statement

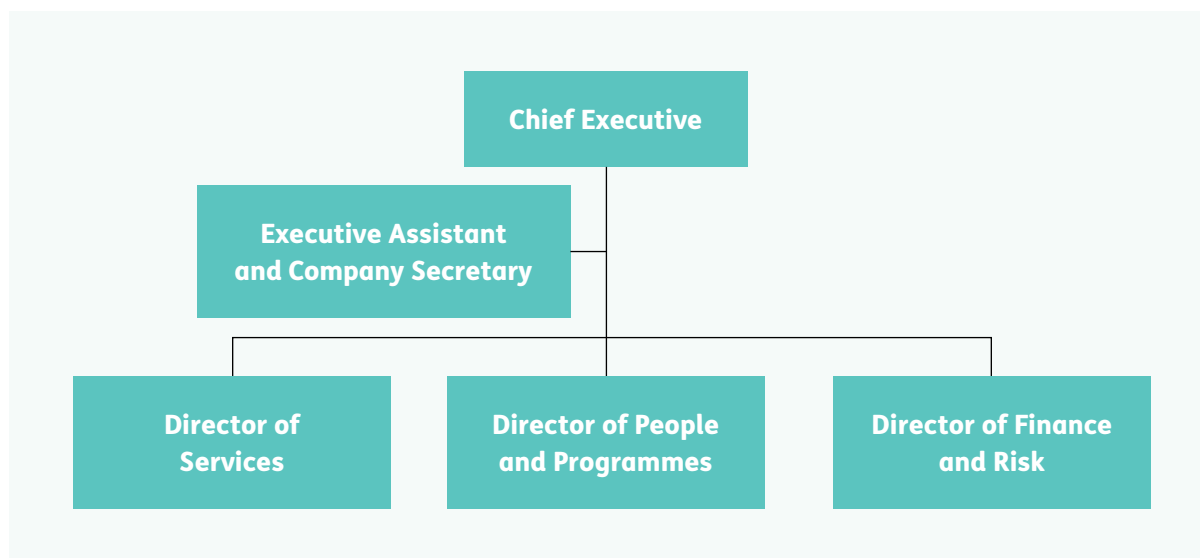
The trustees place children and young people at the heart of its strategic planning and priority setting. In doing so, they confirm that due regard has been given to the Charity Commission’s public benefit guidance when determining the charity’s activities. Through its work across various service areas, the charity delivers clear public benefit, supporting a wide range of children and young people with multiple and complex needs.

People

We place great value on our staff and volunteers and aim to create a psychologically informed environment where everyone feels they can bring their best selves to work. Every year we survey staff using the Great Place to Work © independent platform. In October 2024, 87% of staff said that their work had special meaning: it was not “just a job”, whilst 77% felt they “make a difference” working for us.

In 2024, we finalised our new organisational values, shaped by the voices of staff, volunteers and young people. Getting these values right took time, and for good reason – we wanted them to truly reflect a culture we can all be proud of. We launched the values in March 2025 internally and externally and, from recruitment to leadership, these will now underpin how we work together and support children and young people.

We continue to prioritise access to high quality continuous professional development and, for frontline staff, access to regular reflective practice supervision and clinical supervision.



Our People Strategy for the period 2023–2026 is monitored through the People and Remuneration Board committee.

Our executive team structure, which was new in 2024, remains unchanged (see diagram).

Our voluntary staff turnover for the whole year was 19%, 3.3% lower than in 2023/24. This is comparable to recruitment challenges in the NHS and social care sectors, but we are not complacent. Last year, we commissioned our internal auditor, Mazars LLP, to conduct an audit of our recruitment, retention and succession plans. We were pleased to receive a Moderate Opinion, with significant improvements noted in our recruitment practice.

Equity, diversity and inclusion

Our commitment to creating a more inclusive organisation is set out in a multi-year action plan. Implementation is monitored on behalf of the Board by the People and Remuneration Board committee. The plan was refreshed in 2024.

Achievements last year include:

- Approval of new values to underpin the behaviours we expect to see at work.
- Increased the capture of diversity data for staff, with 61% providing this information by 31 March 2025. This enabled the publication of our first Ethnicity Pay Gap report (see details below).
- Generated our first Equality Impact Assessments for selected services.

- Updated our Anti-Bullying and Harassment Policy to reflect the introduction of the Worker Protection Act 2023 coming into force in October 2024. We completed a risk assessment and training has been rolled out for all managers.
- Developed a new Reasonable Adjustments Policy.
- Launched two staff working groups on Anti-Racism and Neurodiversity.

We are committed to fair compensation practices to ensure that all staff, regardless of gender, receive equitable pay for similar roles and responsibilities. We use the Living Wage Foundation’s Real Living Wage as a baseline for staff remuneration and job evaluation is used to ensure equity.

For the purposes of compliance with Gender Pay Gap reporting, staff are treated as ‘male’ or ‘female’ in line with HMRC guidance. We recognise this does not reflect the potential reality of gender identification within our staff cohort.

Our published Gender Pay Gap report for 2024 had a mean adjusted pay gap which was 8.1% higher for women than men, a 1.2% decrease from 2023. This reflects that 73% of our staff are women and compares to a UK charity mean gender pay gap which is 9.8% higher for men than women.

In 2025, we published our first Ethnicity Pay Gap report which had a mean adjusted pay gap of 8.92% lower for all employees from ethnically diverse groups than for the reference group of white employees. It is not possible to compare our result against a UK mean ethnicity pay gap as charities are not yet legally mandated to report.

Complaints

Our complaints policy is issued to all residents and is available to other clients via our website. The Impact and Services Board committee monitors compliance and learning from complaints and compliments.

We published our [self-assessment](#) against the Housing Ombudsman Complaints Code. In 2024/25, we received 33 complaints (down from 56 in 2023/24). 66% related to our supported housing services and 33% from counselling and advice services. 70% of all complaints were upheld. On one occasion we failed to meet the regulatory requirement to close stage 1 complaints within 10 days, but the complainant was kept informed of the reasons. Maggie Gairdner and Gianluca Zucchelli are the appointed Trustee Leads for complaints.

Safeguarding

The Board is aware of its responsibilities in ensuring that all children and young people accessing our services do so in a safe way. Our Impact and Services Board committee provides oversight of safeguarding and receive quarterly and annual reports.

Simone Button, Chair of the Impact and Services committee and Maggie Gairdner, member of the Impact and Services committee, also sit on our quarterly Safeguarding Forum, chaired by the Director of Services/Designated Safeguarding Lead and attended by all heads of service and our central Safeguarding Practice Managers.

There were 1,478 safeguarding concerns raised last year, compared to 2,725 in 2023/24. The reduction is due to reductions and contractions in services (most notably the closure of St Patrick's adult hostel in March 2024) as well as a change in the way we report safeguarding concerns. We now update new concerns and actions in a single open safeguarding report, rather than raising multiple reports relating to the original concern. As such, the 2024/25 figure provides a new baseline for reporting.

Most concerns (67%) were raised for a small proportion of residents in our supported housing who present with complex and high-risk situations. In 2024, we introduced a new threshold framework to guide referrals into our accommodation settings. This supports our staff to better manage the intrinsic risk and complexity in the lives of the young people who seek our help.

We recorded one critical incident in 2024/25 where tragically one resident died after colliding with a bus while riding their e-scooter. Fellow residents and staff were supported by debriefing sessions, the offer of counselling and chaplaincy support.

We commissioned an independent audit of our internal safeguarding arrangements. The audit report was received by the Impact and Services Board committee in July 2024 and the committee has continued to monitor progress against its recommendations.

Data governance

This year, we revised the frequency of mandatory data protection training for all staff, as well as invested in specialist training for our data protection officers. We also trialled specific training for our housing teams. We updated a key operational system to align with information security requirements, reinforcing our commitment to transparency, accountability and compliance.

We have continued to conduct data protection site audits throughout the year. This allows us to test and reflect on data practice with teams and make improvements where these are needed. One area where we have improved our practice is our CCTV procedures. We are registered with the Information Commissioners Office and report our performance around data protection to our Audit and Risk Board committee.

Information, communications and technology

Information, communications and technology remain a key focus for the organisation as we continue to invest in our infrastructure, capabilities and security, alongside training for our staff and volunteers. We were pleased to extend our Cyber Essentials accreditation to Cyber Essentials Plus and we will now explore further relevant certifications.

Over the past year, we have made significant investment in our firewalling capabilities, supported in part by a transition to a single internet services provider that also manages our networking and firewalls. This work has now been extended across our major sites.

We remain acutely aware of the growing cyber threats faced by our organisation and others. In response, we have implemented software to enable simulated phishing attacks and tailored cyber awareness training for staff. In addition, our monthly penetration testing programme helps identify and address potential vulnerabilities, supporting our proactive approach to cybersecurity.

Health and safety

The Board is aware of its responsibilities on all matters relating to health and safety. Alongside a detailed policy and training, the Board of Trustees monitors compliance through quarterly reporting to the Audit and Risk Board committee from which significant exceptions are escalated to the full Board of Trustees.

We ensure that we meet our legal obligations by undertaking routine risk assessments of our “big six” categories, namely fire safety, water hygiene, gas, electrical, LOLER (lifting operations and lifting equipment regulations), asbestos, as well as damp and mould.

As of end of March 2025, our overall compliance was as follows:

Overall compliance	Our responsibility	Landlord responsibility
Gas	100%	100%
Fire risk assessments	100%	N/A
Legionella	100%	100%
Asbestos	100%	100%
Electric conditions (EICR)	99.8%	99.2%
PAT	99.3%	N/A
Fire alarms	100%	100%
Emergency lighting	100%	100%
Average compliance	99.9%	99.9%

In addition to undertaking the necessary risk assessments, surveys and inspections in line with current legislation, we monitor associated remedial actions and ensure these are reported weekly to the Head of Asset Management, monthly to the Director of Services, and quarterly to our Audit and Risk Board committee and the main Board.

Pension scheme

We recognise our participation in the legacy defined benefits scheme run on behalf of YMCA England & Wales by an independent Board of Trustees. There have been no new members in this scheme since 2007 and any link to final salary ceased in 2011. The last three-yearly actuarial valuation was obtained in May 2023 showing the actuarial value of the assets represented 92% of the benefits accrued to members.

The liability in our accounts has reduced to £145k. We note that trustees of the legacy scheme are progressing well towards a sale of the underlying pensions portfolio that will finalise any liability on this scheme and we await updates towards this event. Most of our staff now are enrolled on the current defined contribution pensions scheme.

3 Achievements and performance 2024/25 and Annual Plan 2025/26

Key decisions taken by the Board during 2024/25 include:

- ▶ Review and approval of our Annual Plan 2024/25.
- ▶ Approval of the acquisition of two properties, Gochers Court and Ashdown Court, using our Recycled Capital Grant Fund (RCGF).
- ▶ Approval of our new values.
- ▶ Approval of our youth voice strategy.
- ▶ Approval of our asset management strategy.
- ▶ Approval of our updated standing financial instructions and delegated authorities.
- ▶ Approval of our rents strategy and rent setting policy.
- ▶ Approval of our risk management policy and business continuity policy framework.
- ▶ Approval of thresholds in our housing and therapeutic services.
- ▶ The appointment of Moore Kingston Smith as our new statutory auditors.
- ▶ The appointment of Good Governance Improvement to conduct a board effectiveness and governance review.

Progress against our strategic priorities	
Deliver psychologically informed services	<ul style="list-style-type: none">• 5,927 people reached through our services (down from 7,146 in 23/24). The reduction is due to closures and contractions of commissioned services.• 33 complaints received (down from 56 in 23/24). 66% about our supported housing services. 70% of all complaints were upheld. On one occasion we failed to meet the regulatory requirement to close stage 1 complaints within 10 days.• 1,478 safeguarding concerns (a decrease from 2,725 in 23/24 due to a change in reporting methodology). The number of concerns is equal in housing and therapeutic and advice services, though the numbers of young people accessing services in each area are significantly different (900 vs 5,000).• 128 incidents reported (down from 150 from 22/23).
Amplify youth voice and leadership	<ul style="list-style-type: none">• 81% of our residents told us that, taking everything into account, they were satisfied with the service we provided and 84% said they felt satisfied that we treated them fairly and with respect.• Our network of Wellbeing Youth Ambassadors, aged 11-25, met 18 times and 26 signed up to our Youth Volunteer Programme.• Our Youth Researchers (aged 13-25) continued to build evidence to address mental health concerns among young people in Brighton & Hove and West Sussex.• 220 students across 11 education settings engaged in our Mental Health Champions project and introduced peer-led sessions
Be a great place to work	<ul style="list-style-type: none">• 19% voluntary staff turnover (down from 22.3% in 2023/24).• We continue to survey staff using the Great Place to Work © platform allowing us to benchmark against other organisations.

Annual Plan 2025/26

We have developed an Annual Plan to guide the final year of the implementation of our strategy for 2023-2026.

The plan identifies key actions in line with our three strategic priorities:

1. DELIVER PSYCHOLOGICALLY INFORMED SERVICES	2. AMPLIFY YOUTH VOICE	3. BE A GREAT PLACE TO WORK
▶ Develop our new organisational strategy 2026–2031		
<ul style="list-style-type: none">▶ Refine our model of support with increased Passport to Independence engagement.▶ Expand delivery of therapeutic services to new areas.▶ Audit the long-term sustainability opportunities for youth advice and support services.	<ul style="list-style-type: none">▶ Co-produce our youth involvement structure to influence decisions.	<ul style="list-style-type: none">▶ Strengthening our leadership and management training.▶ Embed our new values.▶ Increase focus on staff engagement.

The Annual Plan was approved by the Board of Trustees in March 2025. A priority for this year is the development of a new long-term strategy, effective from April 2026.

4 Financial review

We are pleased to report on a small surplus position for the financial year 2024/25. Following a period of operating deficits, our objective was to transition to at least a break-even financial model – an outcome we have successfully achieved. The year concluded with an operating surplus of £283k and a net surplus of £90k.

Income

Total income for the year was £16,210k; a planned reduction compared to £18,455k in the previous year. This managed decline was primarily the result of our strategic withdrawal from the off-mission, high-needs adult social care hostel at the St Patrick's Church building in Hove. The closure of the hostel was a joint decision with Brighton & Hove City Council, and we worked in close collaboration with the Council and local partners to successfully rehouse all residents.

Expenses

We set out in April 2024 with a restructured organisational structure mainly at our Executive and Leadership team levels of the organisation with intent to remove over £700k of expense from our staff base. We are pleased to report this was achieved. Our operating expenses in 2024/25 were £15,927k compared to £18,891 in 2023/24. Other material expense saves also came from the same removal of the adult social care hostel that resulted in decline in our income. We are confident that our operating expense base has been reset for the future and we continually look for economies to manage further.

Liquidity and reserves

The charity maintains a cash management policy requiring a minimum cash balance of £1.5 million. This threshold has been consistently maintained throughout

the financial year. In addition, an average of a further £1.5 million has been available for short-term deposits to leverage preferential interest rates. Overall, average cash holdings exceeded £3 million, surpassing our minimum threshold.

During the financial year we further strengthened our fixed assets through key property acquisitions. This included the purchase of Gochers Court in Brighton from Peabody and 37 units in Crawley from London & Quadrant. As a result, the value of our owned building assets increased to £24.2 million, up from £19.5 million in the previous year.

Our free reserves target remains set at £2 million. While we are pleased with the growth in our fixed asset base, we acknowledge that we do not have any free reserves at the financial year end. We are implementing a multi-year plan to reach our target by improving operating surpluses, liquidating off-mission assets, and reducing liabilities, particularly those associated with the £1.6m year-end liability on the Recycled Capital Grant Scheme.

Value for money

The Regulator of Social Housing has the Value for Money Standard as one of its economic standards and this includes setting targets and performance against seven metrics. For the financial year 2024/25 our Board of Trustees set out targets and they are listed below with progress reported against them.

Metric	Description	Target	Result
1	Reinvestment	5%	4%
2	New supply delivered	6%	2%
3	Gearing	30%	%
4	EBITDA MRI interest cover	150%	239%
5	Headline social housing cost per unit	£20,000	£17,778
6a	Operating margin, housing	10%	17%
6b	Operating margin, overall	3%	1%
7	Return on capital employed	2%	0%

We are pleased to report progress against our Value for Money metrics. We also recognise that we have significant headroom in our gearing position, providing us with the capacity to grow our housing stock. This positions us well to move from consolidation into our next phase of strategic growth.

Going concern

The Board of Trustees notes the successful delivery of a surplus financial performance in the 2024/25 financial year, following two consecutive years of significant losses. The organisation has taken steps to consolidate and has returned to a more stable financial position.

The trustees have reviewed financial forecasts for the 12 months following the publication of these accounts, including associated cash flow projections and the planned disposal of non-core assets to generate additional liquidity. On this basis, the Board is satisfied that the charity remains a going concern.

Post-balance sheet events

One post-balance sheet event occurred in April 2025, when Homes England approved the deployment of £647k from the Recycled Capital Grant Fund for essential fire safety works. This event has not been adjusted for in the financial statements. It results in the reclassification of a liability owed to Homes England into a grant allocated against specific housing assets where the fire safety works will be undertaken.

5 Energy and carbon report

Our charity meets the criteria as a large company for Streamlined Energy and Carbon Reporting compliance (SECR), as detailed below.

Emissions performance

		Direct emissions		Energy indirect	Other indirect	Total
		Gas (Scope 1)	Fuel for transport (Scope 1)	Electricity (Scope 2)	Business travel (Scope 3)	
Current year 2024/25	Energy consumption – kWh	2,260,806	161,625	1,219,177	135,217	3,776,825
	Greenhouse gas emissions – tonnes of carbon dioxide equivalents (tCO2e)	414	38	252	33	736
	Intensity ratio tCO2e per unit/resident	905	-	462	-	-
	Intensity ratio tCO2e per FTE employee	-	0.21	-	0.18	-
Prior year 2023/24	Energy consumption – kWh	2,846,988	153,272	1,340,279	116,351	4,456,890
	Greenhouse gas emissions – tonnes of carbon dioxide equivalents (tCO2e)	520	36	278	28	861
	Intensity ratio tCO2e per unit/resident	1159	-	417	-	-
	Intensity ratio tCO2e per FTE employee	-	0.12	-	0.10	-
Change	Energy consumption – kWh	(21%)	5%	(9%)	16%	(15%)
	Greenhouse gas emissions – tonnes of carbon dioxide equivalents (tCO2e)	(21%)	5%	(9%)	16%	(15%)
	Intensity ratio tCO2e per unit/resident	(22%)	-	11%	-	-
	Intensity ratio tCO2e per FTE employee	-	71%	-	89%	-

Methodology and Data source

Energy consumption and greenhouse gas emissions data were compiled using information from 581 residential units. The data was collected through energy provider statements and corroborated by meter readings to ensure accuracy. Greenhouse gas emissions were calculated using the UK Government Conversion Factors for GHG Reporting. A location-based method has been used for calculating the emissions from purchased electricity (Scope 2), in accordance with SECR reporting guidelines. We started reporting on SECR in March 2021.

Intensity ratios

Intensity ratios compare emissions data with an appropriate business metric or financial indicator. This allows comparison of energy efficiency performance over time and with other similar types of organisations. As most of our gas and electricity usage is within our residential properties, we are reporting tonnes of carbon dioxide equivalents (tCO₂e) of gas and electricity per residential unit. The intensity ratios for transport fuel and staff mileage are based on a full time equivalent per head rate.

Energy efficiency

We remain committed to tackling the climate emergency while proactively addressing energy poverty and affordability. Our continued investment, both in capital and staff resource, focuses on improving the energy efficiency and environmental sustainability of our housing stock.

Over this period, we prioritised the energy performance of our properties. We are pleased to report that only a small number of Energy Performance Certificates (EPCs) remain outstanding. In addition, we replaced fluorescent bulkhead lights with low-energy alternatives.

We also took steps to promote greater accountability and awareness among residents around energy usage. This included sharing practical energy-saving guidance and preparing for trials of smart appliances, such as phone-controlled heating systems.

6 Risk management

We operate an organisational risk register as our central means of consolidating the management of risk across the organisation. This risk register has been discussed quarterly at all Board sub- committees as well as at Board meetings. Once a year, the Board reviews the organisation’s risk appetite in order to reassess target risk levels. We began the year with eight core risks and ended with seven with the removal of our risk associated with the amount of Recycled Capital Grant Scheme.

At the start of the year the grant was £3,539k and we ended with £1,589k. In addition, we deployed another £647k in April 2025 reducing the balance further to £946k. We are pleased to have an ongoing relationship with Homes England in realising the grant deployment and now recognise this is no longer a material risk to the organisation.

Following are the remaining seven organisational risk items from the risk register.

Risk	Residual Risk Score	Target Risk Score	Gap	Change from last year
Safeguarding failure	20	12	8	No change
Organisational culture	12	6	6	No change
Recruitment and retention	12	9	3	No change
Security and certification of ICT	9	9	0	Improvement
Financial sustainability	9	4	5	No change
Non-compliance with regulations and legislation	9	6	3	No change
Organisational resilience and agility	9	6	3	No change

Following are key mitigations in each of these leading risk register items.

Risk	Mitigation and progress
Safeguarding failure	<ul style="list-style-type: none">• 2024 independent safeguarding audit recommendations implemented.• Safeguarding policies updated.• Training on safeguarding management and suicide prevention.• Thresholds in place for housing and therapeutic services.• Pan Sussex statutory Section 11 audit completed with positive feedback.
Organisational culture	<ul style="list-style-type: none">• People Strategy 2023–26.• New values launch in March.• Restructured senior team and development activity to support Charter and ways of working.• Manager Forum continues to meet; enhanced management training developed and delivered.
Recruitment and retention	<ul style="list-style-type: none">• Moderate opinion in Mazar’s audit on recruitment, retention and succession planning. Presented to People and Remuneration Board committee to provide assurance.• Pre-employment checks outsourced.• Housing services workforce plan implemented.• Induction and onboarding overhauled.• 2025/26 salary benchmarking implemented by April 2025.

Risk	Mitigation and progress
Recruitment and retention	<ul style="list-style-type: none"> • Moderate opinion in Mazar's audit on recruitment, retention and succession planning. Presented to People and Remuneration Board committee to provide assurance. • Pre-employment checks outsourced. • Housing services workforce plan implemented. • Induction and onboarding overhauled. • 2025/26 salary benchmarking implemented by April 2025.
Security and certification of ICT	<ul style="list-style-type: none"> • Cyber Essentials and Cyber Essentials Plus accredited. • Quarterly penetration testing implemented with remedial planning and actions facilitated. • Use of 'KnowBe4' platform to offer staff and volunteers training, advice and replicated phishing attacks. • Firewalling and networking complete across all major sites.
Financial sustainability	<ul style="list-style-type: none"> • Major organisational redesign completed 2023/24, mainly at senior levels, removed over £700k of salary expense. • Planned operating surplus in financial year 2025/26. However, to mitigate against rise in employer national insurance contributions from 1 April 2025, we remain with the same operating model. • In 2025/26, we start planning for profitable growth to increase our operating surplus.
Non-compliance with regulations and legislation	<ul style="list-style-type: none"> • Compliance team conduct timely inspections. • Comprehensive staff training on building safety and compliance. • Self-assessment for Consumer Standards completed and regularly monitored by senior management. • Mock Ofsted reviews, in preparation for possible inspections. • Compliance reports reviewed by senior management and trustees.
Organisational resilience and agility	<ul style="list-style-type: none"> • New senior management structure in place and updated ways to manage decisions effectively and to support transformation. • Clear prioritisation of change shared through Annual Plan 2024/25. • Internal communications increased to embed transformation. • Project management resource in place to support key change projects.

7 Fundraising

Our fundraising approach is to generate unrestricted funds that complement our contract and commercial income streams. We also generate restricted fundraising income from philanthropic trusts and foundations to support specific projects and services that align with our mission. Our fundraised income enables us to add value by providing enhanced support for young people.

We are registered with The Fundraising Regulator and abide by the Code of Fundraising Practice, which ensures we have a robust and ethical fundraising framework and practice. We do not employ any third-party fundraisers. We are deeply committed to protecting vulnerable individuals from pressure in the context of fundraising and all fundraising activities are carried out by our staff and volunteers, ensuring transparency and alignment with our values.

In compliance with the Data Protection Act 2018, we record consent from donors and supporters and always offer the option to opt out of receiving emails.

Most of our campaigns and marketing work is based around public relations, emails and social media, as opposed to postal or telephone campaigns; people have already opted in to receive information from us.

This year we received no complaints about our fundraising or marketing campaigns.

The trustees are grateful to all the organisations that have so generously supported us in 2024–2025.

Funders and supporters

Companies and community groups who supported us included:

Alphatrack Systems
Audio Note
Austin Rees
Balfour Beatty
Big Hug Brewing
Bupa UK
Castle Snooker and Sports Bar
C&C Cleaning Services
Cordek Ltd
Consort Frozen Food
DMH Stallard
GM Monk
Mayday Group
Plus Accounting
Pryer Construction
Right Check
ROCC Computers
Rotary Club of Eastbourne
Simon Dent Associates
The Caravan Club
TLF Investments
Trident
Oban International
The Lighting Centre
Waitrose

Trusts and foundations who supported us were:

BBC Children in Need
Hyde Charitable Trust
The Munro Charitable Trust
The OptiGene Foundation
The Pebble Trust
The Rosaz Charity
Ufi VocTech Trust
YMCA England & Wales

8 Governance

This section provides an overview of our governance.

Governance framework

We are governed by our Articles of Association which provide our constitutional framework. These were updated in April 2024 to reflect the YMCA England & Wales model articles. They are available for inspection on the Companies House website or from the Company Secretary. The trustees confirm that the investments made by the charity are made in accordance with the trustees’ powers as provided in the Articles of Association.

We have adopted the National Housing Federation’s Code of Governance (2015) and in doing so meet the Charity Commission’s requirement for a Code of Governance. The Board reviews its compliance with this Code annually and confirms that we are compliant with it.

We are registered with the Charity Commission of England and Wales (1079570), a company limited by guarantee and incorporated in England and Wales (03853734), a registered provider of social housing (4644) and an accredited service with the British Association of Counselling Professionals (00102752).

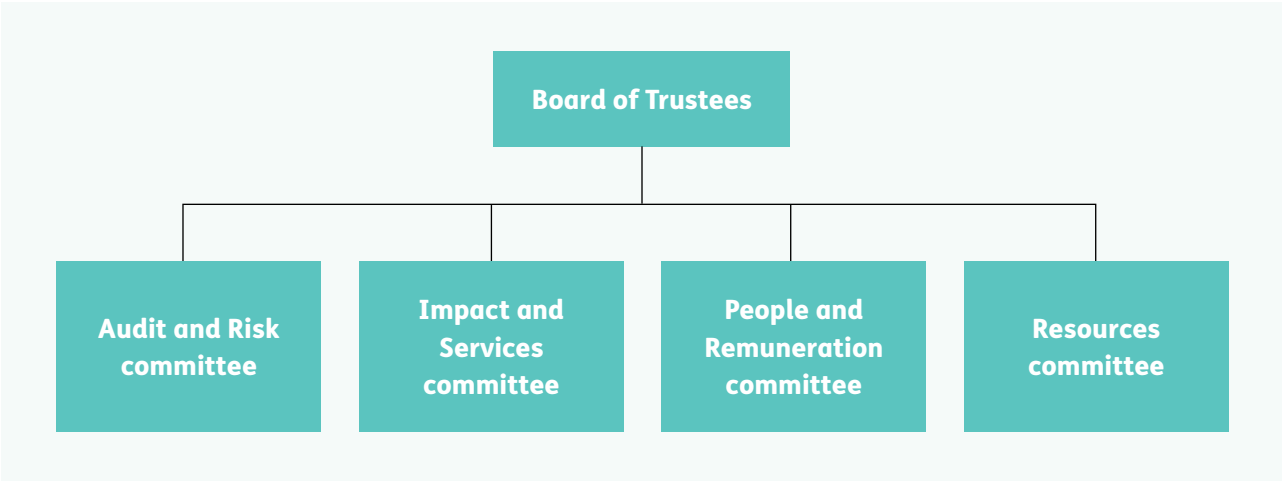
We comply with the Companies (Miscellaneous Reporting) Regulations 2018 regarding the requirements of section 172 (10) of the Companies Act 2006; it applies because we have more than 250 employees.

We are affiliated, via a membership agreement, to the National Council of YMCAs for England and Wales (otherwise known as YMCA England & Wales) and, through them, to the YMCA World Council.

Structure

The Board of Trustees is the central decision-making body of the company and comprises 10 trustees at the time of signing. The Board met on six occasions last year. This includes two strategic away days. Trustees also undertook site visits and engagement with children and young people. In addition to the six formal meetings of the Board, trustees participated in specialist Board training programmes across the financial year delivered by experts in a variety of fields.

The Board’s committee structure consists of four sub-committees of the Board (see diagram).



These committees are made up of trustees and independent members who have specialist skills. Each committee has defined terms of reference and a responsibility to report to the Board through a formal report. All comply with necessary regulations and reporting requirements set out by the Charity Commission.

The trustees are committed to maintaining an effective board and committee board structure. After seven years’ dedicated service, John Holmström stepped down as a trustee and Chair of the Audit and Risk committee. The Board would like to formally record its appreciation for John’s significant contribution during his tenure.

After three years' service, Erin Barnes stood down as a trustee and Chair of the Impact and Services committee and trustees would like to record their appreciation to Erin for her service and for her agreement to remain involved as an independent committee member.

During the year, a recruitment process was undertaken, resulting in the appointment of two new trustees and three independent committee members. All appointees have undergone our safer recruitment process and are provided with a comprehensive induction programme, which includes training on governance, finance, risk and safeguarding, along with a briefing on our service delivery activities.

Trustee and committee member engagement remains strong, with an overall attendance rate of 91% over the year.

The Chief Executive Officer and members of the Executive team attend all Board meetings. Each Executive team member has responsibility for supporting one or more committees and maintains regular liaison with the respective trustee Chair. In addition, Heads of Service are invited to attend Board and committee meetings as required, to contribute subject matter expertise and operational insight.

Governance strategy and board effectiveness

During the year, the Board continued to develop the charity's governance arrangements. This included:

- ▶ Complying with the 2015 Code of Governance.
- ▶ Complying with the National Housing Federation 2022 Trustee Code of Conduct.
- ▶ Appointing Good Governance Improvement to undertake a comprehensive external governance review, with their findings recognising the significant strides we have made in governance and board effectiveness.
- ▶ Creating a focused development plan from the recommendations of the governance review to evolve into a high performing board.
- ▶ Continuing skills development around governance for our trustees and independent committee members.

How we meet Section 172 of the Companies Act 2006

Trustees must, in accordance with Section 172 of the Companies Act 2006, act in the way they consider, in good faith, would most likely promote YMCA DownsLink Group's success and in doing so have regard (amongst other matters) to the following:

▶ The likely consequences of any decision in the long term

Trustees considered the likely long-term consequences of key decisions taken throughout the year, considering both the internal and external operating environment and the charity's key stakeholder groups.

▶ The interests of employees

During the year, regular updates were provided by the CEO and Executive team to ensure colleagues were kept up to date with organisational performance and key strategic decisions. Updates were provided as written communications, articles on our intranet and at staff forums.

▶ Our policy on the employment of disabled persons

Aligned with our commitment to Equity, Diversity and Inclusion (see section 2), we ensure fair recruitment for applicants who are disabled. Our 'reasonable adjustments passport' helps remove barriers to training and promotion for staff who are disabled.

▶ The need to foster business relationships with suppliers, partners and others

We work closely with commissioners, local authorities, health services, suppliers and other charities. These partnerships are vital to delivering joined-up support for the young people in our services.

▶ The impact of the charity's operations on the community and the environment

We are committed to reducing our environmental impact through sustainable practices – see section five of this report.

► **The desirability of maintaining a reputation for high standards of conduct**

Trustees uphold high standards of governance and integrity. We are committed to transparency, safeguarding and continuous improvement, and regularly review our policies and procedures to ensure compliance and best practice.

► **The need to act fairly between members of the charity**

As a charitable company limited by guarantee, we do not have shareholders, but we ensure that all stakeholders – especially young people – are treated fairly and with respect. The Board of Trustees remains committed to fairness and equality and ensuring that all decisions are made with due consideration of their long-term impact and in line with our charitable objectives.

Statement of trustees' responsibilities

As trustees, we are also directors of YMCA DownsLink Group for the purposes of company law. We are responsible for preparing this Annual Report and the financial statements; this is in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice (UK GAAP), including FRS 102 & The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Company law requires us to prepare financial statements for each financial year which give a true and fair view of the situation of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, we are required to:

- select suitable accounting policies and then apply them consistently
- observe the methods and principles in the social housing SORP
- make judgments and estimates that are reasonable and prudent
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the statements
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

We are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable us to ensure that the financial statements comply with the Companies Act 2006.

We are also responsible for safeguarding the assets of the charitable company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of internal controls

The trustees are responsible for ensuring that the charity has in place a system of internal controls and procedures that are 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 charity or for publication
- the maintenance of proper accounting records
- the safeguarding of assets against unauthorised use or disposition.

The Board has overall responsibility for establishing and maintaining the system and for reviewing their effectiveness, including:

- formal policies and procedures, including the documentation of the key systems and rules relating to delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the charity's assets
- experienced and suitably qualified staff take responsibility for important business functions with annual appraisal procedures in place to maintain standards of performance
- forecasts and budgets are prepared which allow the trustees and management to monitor the business risks and financial objectives and progress towards financial plans set for the year and the medium term
- regular management accounts are prepared promptly, providing relevant, reliable and up to date financial and other information and significant variances from budgets are investigated as appropriate.

- ▶ all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through relevant sub-committees comprising trustees and others
- ▶ the Audit and Risk committee reviews the reports from management and from the external auditors to provide reasonable assurance that the control procedures are in place and are being followed
- ▶ a general review of the major risks facing the charity is undertaken by the Audit and Risk committee
- ▶ formal procedures have been established for instituting appropriate action to correct weaknesses in the above procedures
- ▶ the Audit and Risk committee considers reports on key areas of risk at each of its meetings with a formal report on risk management presented annually to the Board.

In the financial year 2023/24 we reported an investigation on our social rent setting relative to the Rents Standard issued by the Regulator of Social Housing. For 13 properties and 250 units we were unable to find historic valuation evidence that substantiated core rents charged. After commissioning new valuations, £261k of provision originated in the 2023/24 accounts from which to pay back local authorities for overcharged rents. As at the end of financial year 2024/25 there is a remaining provision of £161k, meaning 38% has been paid back to local authorities. We are aspiring to close all liability in the financial year 2025/26 by working with local authorities on their precise needs in paying items allocated to each resident back. Updates on this matter have been relayed to the Regulator of Social Housing.

The Board has reviewed the charity's compliance with the Regulator's Governance and Financial Viability Standard and are satisfied the charity meets the requirements.

Compliance with Ofsted

In October 2023, we pre-registered with Ofsted so we can continue to provide a home to 16- and 17-year-old care-experienced young people and, following inspection visits in June 2024, our registration was approved in September 2024. During the process of registration, we have reviewed all policies and procedures to reflect the Ofsted guidance for supported

accommodation for this age group. Staff have received additional training and support on the rights of care-experienced children and young people.

Compliance with other clinical and sector-based quality marks

Our counselling and therapeutic services successfully maintained their British Association of Counselling and Psychotherapist (BACP) accreditation.

Our support and advice services are Matrix Standard accredited, a quality mark for organisations providing information, advice and guidance services to young people.

In 2024, we completed our self-assessment for the NCVO Trusted Standard quality mark, a requirement of our membership of the Federation of YMCA England & Wales. We have continued to review our progress in 2025 and challenge ourselves to improve on all areas of quality.

Statement as to disclosure of information to auditors

As far as we are aware, there is no relevant audit information (as identified by section 418 of the Companies Act 2006) of which the charity's auditors are unaware.

Each trustee has taken all the steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

A resolution to reappoint the auditors, Moore Kingston Smith LLP will be proposed at the forthcoming Annual General Meeting.



Fran Beckett
Chair of the Board of Trustees
31 July 2025

9 Auditor's opinion

We have audited the financial statements of YMCA Downlink for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Statement of Comprehensive Income, the Charitable Company Balance Sheet, the Cash Flow Statement and notes to the financial statements, including 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).

In our opinion the financial statements:

- ▶ give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- ▶ have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- ▶ have been prepared in accordance with the requirements of the Companies Act 2006, the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

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 charitable company 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 trustees' 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 charitable company'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 trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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.

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 course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements themselves. 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 trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- ▶ the trustees' annual report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

We have nothing to report in respect of the following matters where 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 trustees' remuneration specified by law are not made; or
- ▶ we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 22, the trustees (who are also the directors of the charitable company 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 trustees 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 trustees are responsible for assessing the charitable 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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit.

We also:

- ▶ Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ▶ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- ▶ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- ▶ Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- ▶ Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

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 extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- ▶ We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council.
- ▶ We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- ▶ We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.

-
- ▶ We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
 - ▶ Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company'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 any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Moore Kingston Smith LLP.

Jonathan Aikens (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP,
Statutory Auditor

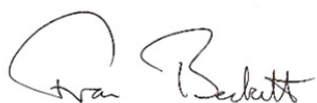
9 Appold Street
London
EC2A 2AP
19 August 2025

10 Financial accounts and statements

Statement of comprehensive income, for year ended 31 March 2025

	Notes	Social Housing Activities £	Trading Activities £	Charitable £	31 March 2025 £	31 March 2024
Turnover from continuing operations						
Social housing lettings	2	12,510,522	-	-	12,510,522	13,806,369
Trading activities		-	-	-	-	-
Charitable activities and other income	4	-	-	3,699,490	3,699,490	4,619,509
		12,510,522	-	3,699,490	16,210,012	18,425,878
Operating costs						
Social housing lettings	3	(12,182,548)	-	-	(12,182,548)	(13,921,239)
Trading activities		-	-	-	-	-
Charitable activities and other costs	5	-	-	(3,744,952)	(3,744,952)	(4,942,312)
		(12,182,548)	-	(3,744,952)	(15,927,499)	(18,863,551)
Operating surplus/(deficit)		327,975	-	(45,462)	282,513	(435,596)
Interest receivable and other income		62,552	-	1,574	64,126	79,362
Interest payable and similar charges		(256,598)	-	-	(256,598)	(251,407)
Unrealised gain / (deficit)		-	-	-	-	(231)
Asset disposal		-	-	-	-	-
Surplus /(deficit) on ordinary activities before taxation		133,929		(43,887)	90,041	(609,949)

The consolidated income and expenditure of the charity and its subsidiary relate wholly to continuing operations. These financial statements were approved and authorised for issue by the directors on 31 July 2025 and signed on their behalf by:



Fran Beckett

31 July 2025

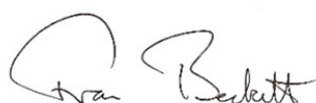


Nick Mourant

31 July 2025

Statement of financial position as at 31 March 2025
Registered charity number: 3853734

FIXED ASSETS	Notes	2025 Charity £	2024 Charity £
Social housing properties	9	24,187,045	19,516,884
Other properties	9	432,543	440,639
Other tangible assets	9	372,190	441,151
		24,991,778	20,398,674
Investments	10	2	2
		24,991,780	20,398,676
CURRENT ASSETS			
Debtors	12	668,522	1,490,109
Investments	11	10,815	32,365
Cash at bank and in hand		2,692,460	2,160,328
		3,371,798	3,682,802
CREDITORS			
Amounts falling due within one year	13	(2,048,470)	(2,753,467)
NET CURRENT ASSETS		1,323,328	929,335
TOTAL ASSETS LESS CURRENT LIABILITIES		26,315,107	21,328,011
CREDITORS			
Amounts falling due after one year	14	(20,484,503)	(15,587,451)
NET ASSETS		5,830,604	5,740,560
FUNDS			
Unrestricted funds:			
General	16	5,708,647	5,653,119
Restricted funds	15	121,957	87,441
		5,830,604	5,740,560



Fran Beckett

31 July 2025



Nick Mourant

31 July 2025

Statement of cash flows for year ended 31 March 2025

	Notes	2025		2024	
Net cash flow from operating activities		£	£	£	£
(Deficit) / surplus for the year			90,041		(607,872)
Adjustments for non-cash items:					
Depreciation	8	593,096		528,305	
(Increase) / decrease in debtors		821,587		30,502	
Increase / (decrease) in creditors		1,572,466		(850,286)	
(Profit)/ loss on disposal of property		-		6,004	
(Profit)/ loss on disposal of other assets		(970)		2,332	
Unrealised investment (gain) / loss		-		231	
Interest paid		256,598		251,407	
Interest received		(64,126)		(79,362)	
			3,178,651		(110,867)
Net cash inflow/(outflow) from operating activities			3,268,692		(718,739)
Cash flow from investing activities					
Purchase of tangible fixed assets	9	(5,187,619)		(400,133)	
Sale of tangible fixed assets		448		415	
Liquidated investments		21,550			
Grants received		-			
Interest received		64,126	(5,101,494)	79,362	(320,356)
Cash flow from financing activities					
Loan interest paid		(256,598)		(251,407)	
Repayment of borrowings					
New loan		2,619,305	2,362,707		(251,407)
Increase / (decrease) in cash in the year			3,149,492		(1,290,502)
Net cash funds at beginning of year			2,171,937		3,462,439
Net cash funds at end of the year			2,701,842		2,171,937
Reconciliation of net cash flow to movement in net cash funds		1 April 2024	Cash flows	Non cash changes	31 March 202
Cash		2,171,937	529,904		2,701,842
Debt due within one year		-	-		-
Debt due after one year		(3,469,305)	-		(3,469,305)
		(1,297,368)	529,904		(767,463)

11 Notes to the financial statements for year ended 31 March 2025

1. ACCOUNTING POLICIES

a) Status

YMCA DownsLink Group Limited is incorporated under the Companies Act 2006 and registered with Companies House in England and Wales under number 3853734. Its registered office is Reed House, 47 Church Road, Hove, East Sussex BN3 2BE.

It is also registered as a charity with the Charity Commission in England and Wales, number 1079570 and as a Registered Provider of Social Housing with the Regulator of Social Housing in England, number 4644. The group meets the definition of a public benefit entity under Financial Reporting Standard 102 applicable in the UK and Republic of Ireland (FRS 102).

Basis of preparation

The financial statements of the group and association are prepared in accordance with applicable legislation UK Generally Accepted Accounting Practice (UK GAAP), including FRS 102 and the Housing Statement of Recommended Practice 2018 (SORP): for Registered Social Housing Providers (RSHP) and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022. A separate SORP for charities also exists. However, the RSHP SORP takes precedence over the Charities SORP as the former represents the more specialised guidance, but the trustees may have regard to the Charities SORP where its recommendations are not contrary to the Housing SORP.

Basis of accounting

Assets and liabilities are initially recognised at historical cost or transaction values unless otherwise stated in the relevant accounting policy notes. Those assets measured at fair value are remeasured at each balance sheet date. The main areas of estimation and judgment affecting the accounts:

Depreciation

Assets are depreciated over their expected useful economic lives as set out in note 1(h). These lives have been determined with reference to both internal experience and external comparisons but will be kept under review in future periods. It may be necessary to lengthen or shorten these lives depending on further actual experience.

Accrual for deficit contribution to the defined benefit pension scheme As set out in note 1(g), a liability is recognised in respect of the present value of the expected future contributions to alleviate the pension deficit arising from past service. The liability recognised is affected by the discount rate applied and the undiscounted underlying liability will also vary depending on the results of the triennial actuarial valuation of the pension scheme. The triennial valuation was completed as at 1 May 2023.

Provisions

Full provision is made for the value of all personal debts relating to former residents in YMCA DownsLink Group's accommodation projects. It is possible that amounts may be recovered or that amounts related to current residents and currently unprovided may prove to be irrecoverable.

Provisions are made for other items where it is considered probable that a liability has arisen and these are quantified based on the best available information. Such provisions are updated as more and better data become available.

In the opinion of the trustees none of the above items are likely to be subject to material estimation uncertainty but the largest area of uncertainty relates to the pension deficit contributions. No complex financial instruments are held.

YMCA DownsLink Group is required by the Companies Act 2006 to prepare group accounts. The results, assets and liabilities of the subsidiary company YMCA DownsLink Group Services Limited is included on a line by line basis.

Basis of consolidation

The financial statements present the results of YMCA DownsLink Group registered provider of social housing. All financial statements are made up to 31 March 2025.

Going concern

Following an assessment of our financial position, future resources available and the cash flow position for the next 12 months to August 2026, the trustees believe the organisation can manage organisational risks and the forecasting of financials, concluding to a

reasonable expectation that YMCA DownsLink Group has adequate resources to continue operating for the foreseeable future. The trustees have concluded that material uncertainty does not exist and continue to adopt the going concern basis in the financial statements.

b) Turnover

Turnover represents trading income, rent and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants, including those from local authorities and Homes England, contracts and charitable receipts, all net of VAT.

c) Cash accounting

The charity accepts cash donations, which are recognised upon receipt of the income.

d) Supporting People contract

The charity receives funding from Supporting People which is accounted for on an accrual basis, matching income and expenditure and disclosures are made in accordance with the relevant standards and legislation.

e) Donations and grants

Donations and grants other than Social Housing Grant are included when the criteria of entitlement, probability and measurability have been met. The associated Gift Aid tax recoverable is recognised on receipt.

Social Housing Grants (SHG) are recognised on the balance sheet as a liability and amortised over the life of the assets funded under the accrual model, with the exception of Social Housing Grant related to those assets that were revalued at their deemed cost at 1 April 2015 where the grant was recognised in full as an addition to reserves, referred to as the performance model. See note 16.

f) Investment income

Investments are included in the financial statements at market value.

g) Empty homes

The grant income is included on completion of the building work. If there are no associated development costs, a proportion of the grant income is released over the term of the lease and the balance on signing the lease.

h) Pension costs

YMCA DownsLink Group 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 YMCA DownsLink Group.

As described in note 19, YMCA DownsLink Group has a contractual obligation to make pension deficit payments over the period to April 2029. Accordingly, the present value of the liability is shown in note 19 to these accounts.

In addition, YMCA DownsLink Group is required to contribute £25,669 per annum, £23,355 in financial year 2023/24, to the operating expenses of the pension plan and these costs are charged to the Statement of Comprehensive Income as made.

i) Fixed assets

Housing properties

Definition and recognition

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost except for those properties revalued at a deemed cost on adoption of FRS 102.

Depreciation

The major components of the properties are identified and depreciation is charged to write off the cost of each component over their expected useful economic lives.

Depreciation is charged on a straight-line basis over the following number of years:

Structure	50-100
Pitched roof	50-75
Flat roof, windows, external doors	25-30
Wiring, lift and heating systems	10-30
Bathrooms	5-25
Kitchens	20

Other fixed assets

Cost:

Individual fixed assets costing £1,000 or more and are of a capital nature for ongoing use by YMCA DownsLink Group are capitalised.

Depreciation:

Other fixed assets are depreciated to write off each asset over its estimated useful life at the following annual rates:

Freehold land	Not depreciated
Motor vehicles	25% on reducing balance basis
Fixtures, fittings and equipment	10 – 25% on cost
ICT equipment	25% on cost
Cycles	100% on cost

j) Volunteers

The value of services provided by volunteers is not incorporated into these financial statements. Further details of the contribution made by volunteers can be found in the trustees' Annual Report.

k) Irrecoverable Value Added Tax (VAT)

The financial statements include VAT to the extent that it is not recoverable from HM Revenue and Customs. Irrecoverable VAT is charged directly with the related cost where possible or apportioned as part of central costs.

l) Operating leases

The charity classifies the lease of printing, photocopy, laundry and catering equipment as operating leases. The title of the equipment remains with the lessor and the equipment is replaced every three to five years whilst the economic life of such equipment is normally more than this. Rental charges are charged on a straight-line basis over the term of the lease.

m) Commitments

Commitments which are legally binding are included as liabilities.

n) Taxation

The charity is exempt from tax on income and gains falling within Sections 466 to 493 of the Corporation Tax Act 2010 to the extent that these are applied to its charitable objects.

o) Funds and reserves

The charity has various types of funds for which it is responsible and require separate disclosure:

Restricted reserves: These are funds which are

expendable as directed by the donor Revaluation

reserves: These reserves arise when investments are revalued.

2. TURNOVER FROM HOUSING ACTIVITIES

Gross rents and service charges:	2025	2024
	£	£
Rent receivable	3,273,346	3,365,145
Service charge	5,705,280	6,300,675
Personal service charge receivable	267,316	291,665
Amortised government grant	139,314	122,577
	9,385,256	10,080,063
Other revenue:		
Supporting People	2,327,253	2,189,345
OLYP, Leaving Care and Step Down service contracts	399,049	950,185
HE grant income	221,602	299,074
More than a Room	368	6,360
Fundraising income	121,226	62,604
Other housing income	55,768	54,079
Pension revaluation		164,659
	12,510,522	13,806,369
Rents and service charges losses from voids	(373,974)	(513,991)

3. OPERATING COSTS FROM HOUSING ACTIVITIES

	2025	2024
	£	£
Housing accommodation, number of units	581	654
Managed housing, number of units included in above total	73	104
Services	5,146,714	7,473,642
Housing support	2,925,353	2,461,472
More than a Room costs	23,989	98,680
Share of central overheads	2,007,186	2,022,116
Repairs and maintenance	1,415,302	1,205,444
Rent losses from bad debts and provision	155,565	161,082
Depreciation of social housing properties	403,836	345,783
Depreciation of fixtures and fittings	104,603	153,020
	12,182,548	13,921,239

4. TURNOVER FROM CHARITABLE ACTIVITIES

	2025	2024
	£	£
Therapeutic services	2,485,558	2,935,890
Support services: children, young people and families	767,578	1,071,962
Fundraising income	421,783	494,177
Pension revaluation		52,784
Other income	24,571	64,697
	3,699,490	4,619,509

5. OPERATING COSTS CHARITABLE ACTIVITIES AND OTHER COSTS

	2025	2024
	£	£
Therapeutic services	2,413,981	3,164,777
Support services: children, young people and families	1,167,551	1,562,862
Horsham Football Club activities	61,823	75,229
Passport to Independence and other costs	100,546	109,941
Depreciation	1,826	29,502
	3,745,728	4,942,313

6. STAFF COSTS

The operating surplus is stated after charging:	2025	2024
	£	£
Salaries and wages	7,847,005	9,029,251
Social security	725,280	826,476
Pension costs	231,966	303,611
Apprentice tax	24,283	30,383
Life assurance	18,028	23,824
Healthcare	29,310	37,241
Redundancy and compensation	46,516	112,804
Agency costs	879,231	1,584,974
	9,801,618	11,948,564
The average number of employees paid during the year were:		
Full time and part time employees	311	365
Full time equivalent	180	293
The number of staff receiving remuneration more than £60,000:		
£60,000 - £69,999	1	2
£70,000 - £79,999	5	4
£80,000 - £89,999	0	2
£90,000-£99,999	1	2
£100,000-£109,999	2	2
£120,000-£129,999	1	0

7. EMOLUMENTS OF DIRECTORS AND LEADERSHIP TEAM

None of the directors received any remuneration in the current or prior year. Directors received £513 in reimbursed expenses in year 2024/25. This was £28 in financial year 2023/24. The charity has directors' and officers' liability insurance in place.

The aggregate emoluments of the Executive team were £417,675 for four full time equivalent staff (FTE). In financial year 2024/25 this was £565,775 for 5.3 FTE. The remuneration of the Chief Executive Officer (CEO) comprised basic salary of £100,000, employer national insurance of £12,545 and employer pension contributions of £8,000. In financial year 2024/25 this was £72,051, £9,002 and £5,764 respectively with the CEO commencing employment part of the year in July 2023.

8. OPERATING SURPLUS

The operating surplus is stated after charging:	2025	2024
	£	£
Losses from bad debts	155,565	163,300
Operating leases - equipment	32,575	21,753
Operating leases - land and buildings	1,197,230	1,394,324
Deficit on disposal of fixed assets	1,418	8,336
Deficit on disposal of The Bridge	-	2,118,378
Depreciation of equipment, fixtures and fittings, motor vehicles	178,022	168,509
Depreciation of properties and components	415,074	359,506
Auditor's remuneration: external audit	40,800	33,295

9. FIXED ASSETS

	Social Housing Properties	Other Properties	Total
Cost	£	£	£
1 April 2024	21,572,834	523,146	22,095,980
Additions	5,077,139	-	5,077,139
Disposals	-	-	-
31 March 2025	26,649,973	523,146	27,173,119
Depreciation			
1 April 2024	2,055,950	82,507	2,138,457
Charge for the year	406,977	8,097	415,074
Eliminated on disposals			
31 March 2025	2,462,927	90,604	2,553,531
Net book amount 31 March 2025	19,516,884	440,639	19,957,523
31 March 2024	24,187,046	432,543	24,619,589

	2025	2024
Properties at cost comprise:	£	£
Freeholds	24,057,488	19,002,249
Long leaseholds	3,115,635	3,093,732
Cost of properties	27,173,119	22,095,981

OTHER TANGIBLE FIXED ASSETS	Vehicles	Fixtures, Fittings and Equipment	Total
Cost	£	£	£
1 April 2024	65,481	1,039,776	1,105,256
Additions	15,662	94,817	110,478
Disposals	(13,261)	-	(13,261)
31 March 2025	67,881	1,134,592	1,202,473.73
Depreciation			
1 April 2024	53,351	610,755	664,106.14
Charge for the year	6,212	171,810	178,021.97
Eliminated on disposals	(11,843)	-	(11,842.53)
31 March 2025	47,721	782,565	830,285.58
Net book amount 31 March 2025	12,129	429,021	441,150.27
31 March 2024	20,161	352,028	372,188

10. INVESTMENTS IN SUBSIDIARIES

The wholly owned trading subsidiary, YMCA DownsLink Group Services Limited, which is incorporated in England and Wales, pays its profits chargeable to Corporation Tax to the charity by Gift Aid. The charity owns the entire issued share capital of two ordinary shares of £1 each. A summary of the trading results is shown below:

	2025 £	2024 £
Turnover		29,493
Cost of sales and administrative expenses	(150)	(27,416)
Net profit	(150)	2,077

11. INVESTMENTS

	2025		2024	
	Market Value	Cost	Market Value	Cost
	£	£	£	£
Blackrock Charinco Common Investment Acc Fund	8,010	8,426	8,010	8,426
Blackrock Charinco Common Investment Inc Fund	2,805	3,664	2,805	3,664
M & G Charifund	-	-	21,550	24,282
	10,815	12,090	32,365	36,372

12. DEBTORS

	2025 Charity £	2024 Charity £
Accommodation debtors	798,400	944,853
Bad debt provision	(710,590)	(791,383)
Trade debtors	390,227	593,275
Prepayments	101,997	346,278
Accrued income and other debtors	88,488	397,086
Amounts owed by subsidiary undertakings	-	-
	668,522	1,490,109

13. CREDITORS FALLING DUE WITHIN ONE YEAR

	2025 Charity £	2024 Charity £
Deferred income	607,496	882,207
Other creditors	785,463	1,029,540
Trade creditors	211,494	564,380
Employment taxes and pensions	223,776	72,191
Pension deficit	80,539	82,101
Housing grants	139,233	122,578
Amounts owed to subsidiary undertakings	-	470
	2,752,997	2,753,467

14. CREDITORS FALLING DUE AFTER ONE YEAR

	2025 Charity £	2024 Charity £
Loans, not repayable within five years	3,469,305	850,000
Deferred income, grants in advance	539,327	708,491
Dilapidations provision	428,138	397,738
Defined benefit pension deficit	64,131	144,670
Housing grants	15,983,602	13,486,552
	20,484,503	15,587,451
Loan maturity analysis		
In more than five years	3,353,452	850,000
	3,353,452	850,000

In November 2024, our revolving and undrawn credit line with Charity Bank was cancelled and our previous loan of £2,269,305 was redrawn to fund the acquisition of a property portfolio in Crawley, Sussex. The interest on this loan is at the Bank of England base rate plus 2.25%. Repayments have commenced since November 2025. Our Charity Bank loan facility is secured against two of our building assets, Crawley Foyer and Worthing Foyer. Both properties have been revalued in financial year 2024/25 to satisfy Charity Bank requirements.

We started financial year 2024/25 with a loan of £850,000 with The Rosaz Charity and during the financial year this was increased to £1,200,000. The interest on this loan is at the Bank of England base rate plus 1%. The capital on this loan is repayable no earlier than September 2044 and is unsecured.

Accrued income and other debtors	788,488	397,086
Amounts owed by subsidiary undertakings	-	-
	668,522	1,490,109

15. RESTRICTED FUNDS

The following funds have been restricted in their use only for the intended projects.

Fund Name	Description
Horsham Y Centre legacy	Activities or equipment that will benefit the young people of Horsham.
Chaplaincy	Provide pastoral care to residents and staff.
What is Sexual Exploitation? (WiSE?)	Support children and young people to stay safe in their relationships.
Youth Advice Centres	Advice, support and guidance to young people.
Housing fund	Provide resources for residents.
Horsham Football Club pitch upgrade	Funds towards building an artificial grass sports pitch in Horsham
Living our values award	Two annual awards for demonstrating our values.
Eastbourne Rotary Club funding	Fund to build an extra unit in Eastbourne Foyer.

	1 April 2024	Income	Expenditure	Transfers	31 March 2025
Funds	£	£	£	£	£
Horsham Y Centre legacy	26,847	-	(1,764)	-	25,083
Chaplaincy	3,333	5,000	(5,000)	-	3,333
WiSE	2,838	-	(2,838)	-	-
Youth Advice Centres	49,823	-	(49,823)	-	-
Housing fund	1,700	-	(344)	-	1,336
Football club pitch upgrade	2,500	-	(2,500)	-	-
Living our values award	400	-	(400)	-	-
Eastbourne Rotary Club funding	-	100,000	(7,815)	-	92,185
	87,441	105,000	(70,484)	-	121,957

16. RESERVES

The transfer to the fixed asset reserve of £1,960,209 represents the net of additions of £659,096 and additional borrowings of £2,619,305. The transfer to the pension reserve is £82,101 of deficit contributions made during the year, see note 19

RESERVES – CHARITY	1 April 2024	Income	Expenditure	Transfers	31 March 2025
	£	£	£	£	£
Unrestricted funds:					
General reserve	(3,504,834)	15,874,261	(15,371,164)	1,878,108	(1,123,628)
Fixed asset reserve	9,388,731	139,314	(586,884)	(1,960,209)	6,980,952
Pension reserve	(226,771)	-	-	82,101	(144,670)
Investment revaluation reserve	(4,007)	-	-	-	(4,007)
Total unrestricted funds	5,653,119	16,013,575	(15,958,048)	-	5,708,647
Restricted funds	87,441	105,000	(70,484)	-	121,957
	5,740,561	16,118,575	(16,028,532)	-	5,830,604

17. GUARANTEES

As part of its direct charitable work, YMCA DownsLink Group provides letters of guarantee to landlords to provide limited cover against lost rent and or damage to property. The liability for guarantees in place at 31 March 2025 is under £1,000. This system enables more places to be facilitated with minimal exposure. There is no provision for guarantees which may be called upon within these financial statements.

18. MEMBERS

YMCA DownsLink Group is limited by guarantee having no share capital. In accordance with the Memorandum of Association every member is liable to contribute a sum of £1 in the event of the charity being wound up.

19. PENSION COMMITMENT

YMCA DownsLink Group participated in 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 YMCA pension plan are held separately from those of YMCA DownsLink Group and at the year-end these were invested in the Mercer Dynamic De-Risking Solution 65% matching portfolio and 35% in the growth portfolio and Schroder, property units only.

The most recent completed three-year valuation was as at 1 May 2023. 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 of 4.56%
- ▶ the increase in pensions in payment of 3.18% (for retail price index) capped at 5% per annum
- ▶ the average life expectancy from normal retirement age for a current male pensioner of 21.5 years, female 24 years and for those retiring in 20 years' time, 23.1 years for a male pensioner, female 25.7 years.

The result of the valuation showed that the actuarial value of the assets was £103m. This represented 92% 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 2023 showed that the pension plan had a deficit of £9m. YMCA DownsLink Group has been advised that it will need

to make monthly contributions of £6,712 from 1 May 2024. This amount is based on the current actuarial assumptions and may vary in the future because of actual performance of the pension plan. Agreed future deficit contributions have been discounted using a rate of 4.9%. The current recovery period is three years commencing 1 May 2024.

During the year deficit payment contributions of £99,046 were made.

The table below sets out the value of the liabilities included in the balance sheet.

In addition, YMCA DownsLink Group may have over time liabilities in the event of the non-payment by other participating YMCAs of their share of the YMCA pension plan's deficit. It is not possible currently to quantify the potential amount that YMCA DownsLink Group may be called upon to pay in the future.

Supplementary to the above scheme, employees starting with the then named Sussex Central YMCA, a former legal entity that merged to become YMCA DownsLink Group, after 1 April 2001 were eligible to join a stakeholder pension scheme, administered by Legal and General, which is a defined contribution scheme, into which the charity pays contributions. The employer's contribution is set at a maximum of 6% of gross pensionable salary. The employee contribution is a minimum of 1.6%. In addition, members of the Extended Leadership team can make contributions of 8% of salary to the stakeholder pension scheme with an employer's contribution of up to 15%.

During the period, a total of 32 employees benefited from the scheme at a cost of £153,313.

	Within one year	One to two years	Two to five years	After five years	After more than one year	TOTAL 2025	TOTAL 2024
As at 31 March 2025	80,539	73,190	2,052	-	75,243	155,781	-
As at 31 March 2024	82,101	73,190	71,480	-	144,670	-	226,771

In 2007 Guildford YMCA, a former legal entity, merged to become YMCA DownsLink Group commenced a scheme with Aviva. This is a group personal plan arrangement and the contributions are expressed as a percentage of the employee's salary. This scheme was to replace the now closed defined benefit scheme discussed above. The cost for the year was £1,609 and £1,539 for last year and this was in respect of one employee only.

At the end of the year there was a liability of £49,201 relating to all the schemes that was settled the following month.

With the introduction of auto enrolment, the organisation-wide scheme was closed to new entrants on 31 January 2014 and the charity now offers a stakeholder defined contribution pension scheme in line with legislative requirements administered by Legal and General.

20. OPERATING LEASE COMMITMENTS

The future minimum lease payments of leases are as set out below.

	2025 £	2024 £
Land and buildings:		
Within one year	875,831	972,503
Between one and five years	2,310,270	2,419,183
In more than five years	308,860	557,785
	3,494,960	3,949,471
Equipment:		
Within one year		16,279
Between one and five years	-	-
In more than five years	-	-
	-	16,279

21. GROUP AND RELATED UNDERTAKINGS

During the year ended 31 March 2025, YMCA DownsLink Group had the following related and associated undertakings:

	Relationship	Status	Regulated by Social Housing Regulator
YMCA DownsLink Services Limited	80,539	73,190	2,052

22. CONTINGENT LIABILITIES

At the 31 March 2025 there were contingent liabilities in respect of grants received in relation to the following properties:

	Social Housing grant	Local Authority Grant
Crawley Foyer	873,140	£1,500,226
Worthing Foyer	823,632	
Guildford Foyer	2,021,986	
Horsham Y Centre	4,057,690	
Eastbourne Y Centre	771,910	
Eastbourne Foyer	1,525,000	
Hastings Foyer	1,614,950	
The Bridge RCGF	1,495,420	
Bunton farm RCGF	93,927	
Gocher Court	1,190,000	
16 Burney Court	327,169	
2 Salvington Rd	221,940	
28 Shaws Rd	221,940	
10 Herschel Walk	257,016	
22 Forester Rd	178,967	
64 Beachy Rd	221,940	
33 Apsley Court	257,016	
9 Cheynell Walk	257,016	
Linchmere Place	559,139	
Ashdown Court	820,717	
	19,290,741	

There is potential for repayment or recycling of these grants in the event the sites are disposed of and or taken out of social housing use. The Bridge, Guildford, was sold in June 2022 to a non-registered provider and the associated grant has been retained by YMCA DownsLink Group to recycle. The grant is accruing interest at the Bank of England base rate daily until recycled. All other properties remain in social housing.

On the purchase of Horsham Y Centre and Eastbourne Y Centre from YMCA England & Wales, grants were received for £873,000 and £247,500, respectively. If YMCA DownsLink Group were to either resign as a member of YMCA England & Wales Federation, disassociate itself from the organisation, or cease to participate in any of its operations, the grants will become refundable. There are no plans for any of these events to occur.

Of the £19,290, 741 housing grants liability, £16,122,851 is within creditors. On implementation of FRS 102 in the 2016 financial statements the trustees elected to treat the grants held at the time for Crawley Foyer under the performance model and recognise them in reserves. On the sale of The Bridge, Guildford, the grant associated with it has been retained to be recycled and at 31 March 2025 the value of the grant has decreased to £1,589,347. All other grants are treated under the accruals model and amortised over the life of the related structure. To date £1,244,524 has been transferred to reserves.

	Social Housing grant obligations	Recognised in reserves	Amortisation to date	Net Book Value	Creditors due less than one year	Creditors due greater than one year
Crawley Foyer	873,140	(423,140)	(126,000)	324,000	18,000	306,000
Crawley Foyer	1,500,226	(1,500,226)				
Worthing Foyer	823,632		(83,736)	739,896	8,236	731,660
Guildford Foyer	2,021,986		(478,095)	1,543,891	16,646	1,527,245
Horsham Y Centre	4,057,690		(324,615)	3,733,075	40,577	3,692,498
Eastbourne Y Centre	771,910		(62,397)	709,513	7,719	701,794
Eastbourne Foyer	1,525,000		(99,127)	1,425,873	15,250	1,410,623
Hastings Foyer	1,614,950		(53,832)	1,561,118	16,150	1,544,969
The Bridge RCGF	1,495,420			1,495,420		1,495,420
Buncton farm RCGF	93,927			93,927		93,927
Gocher Court	1,190,000		(8,429)	1,181,571	11,900	1,169,671
16 Burney Court	327,169		(818)	326,351	3,272	323,079
2 Salvington Rd	221,940		(555)	221,385	2,219	219,166
28 Shaws Rd	221,940		(555)	221,385	2,219	219,166
10 Herschel Walk	257,016		(643)	256,373	2,570	253,803
22 Forester Rd	178,967		(446)	178,521	1,790	176,731
64 Beachy Rd	221,940		(553)	221,387	2,219	219,168
33 Apsley Court	257,016		(641)	256,375	2,570	253,805
9 Cheynell Walk	257,016		(641)	256,375	2,570	253,805
Linchmere Place	559,139		(1,394)	557,745	5,591	552,154
Ashdown Court	820,717		(2,047)	818,670	8,207	810,463
	19,290,741		(1,244,524)	16,122,851	167,706	15,955,145

23. CAPITAL COMMITMENTS

At the year-end there were no prior year capital commitments.

YMCA DOWNSLINK GROUP

Registered company:	03853734
Registered charity:	1079570
Registered social housing provider:	4644
Registered BACP accreditation:	00102752
Registered Ofsted:	Brighton & Hove 2767751
	East Sussex 2766597
	West Sussex and Surrey 2766609