YMCA
DOWNSLINK GROUP

Annual Report
and Financial Statements

For the year ended
31 March 2026

YMCA

Here for young people
Here for communities
Here for you

Year at a glance 2025/26 impact

4,685	3,214	727	744
Number of children and young people using our services	Number of children we provided counselling services to	Number of young people we provided with a safe home	Number of children, young people and families who received specialist information, advice and support

Who we are

We are the leading charity for children and young people across Sussex and Surrey. We offer safe homes, mental health support and trusted advice.

Our purpose

Every child and young person has the right to be safe, heard and to shape their own future. We work alongside them to make that happen.

Who we are for

We are here for children and young people, many of whom face multiple challenges and need our support.

How we work with children and young people

- We listen to them
- We meet them, where they are at
- We are trauma informed
- We prioritise their safety

Our values

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

Contents:

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.

Chair and CEO statement

2025/26 marked the final year of our three-year strategy – a period focused on strengthening our foundations while preparing for the future through the development of a new five-year strategy.

It remained a challenging year for children and young people across England. Rising living costs, increasing homelessness, growing mental health needs and the risks of exploitation continue to affect the young people we support every day. These challenges were recognised in the UK Government's National Youth Strategy, published in December 2025, which noted:

"This is the first generation to be entirely born into a digital world. Born in the aftermath of a global economic crash, they have experienced over a decade of austerity, political and economic turmoil, and a global pandemic."

Listening to young people and amplifying their voices remain central to our work. This year, we launched a new Youth Voice Strategy to strengthen young people's influence over our services and decision-making. We also published new research highlighting the growing challenge of youth homelessness in Brighton and Hove and the need for a co-ordinated response.

Across Sussex and Surrey, we brought together partners and leaders to explore solutions to rising mental health needs and housing insecurity, informed by powerful contributions from young people themselves. This included a film created by our young residents to mark World Homeless Day and World Mental Health Day, which helped shape our manifesto and call to action for regional leaders.

We continued to strengthen our housing provision. In Eastbourne, we expanded accommodation for young people facing homelessness. In Hove, we grew our housing portfolio through the transfer of properties from Sussex Overseas Housing Society (SOHS), which selected YMCA DownsLink Group as its successor organisation. Financially, we reported a surplus of £3,959k, largely driven by the transfer of SOHS assets, which added to the charity's assets. Excluding this one-off gain, our underlying operating position was in deficit, reflecting the continuing financial pressures facing charities and housing providers. Long-term financial sustainability remains a key priority.

During the year, we engaged with young people, partners and colleagues to develop our new strategy for 2026–2031. At a time of growing demand and constrained resources, it provides a clear focus for delivering the greatest impact for children and young people. We are proud to have supported 4,685 children and young people across Sussex and Surrey during the year. On behalf of the Board of Trustees and Executive team, we thank our staff, volunteers, partners and supporters for their continued commitment to our purpose: ensuring every child and young person has the right to be safe, heard and able to shape their own future.

Fran Beckett
Chair of Board of Trustees
30 July 2026

Emily Brock
Chief Executive Officer
30 July 2026

1 Overview of Board of Trustees, officers and advisors

2 Board report 2025/26 (including Strategic Report)

The Board of Trustees of YMCA DownsLink Group presents its Annual Report and financial statements for the year ended 31 March 2026. This report also incorporates the requirements of the directors' report and the strategic report.

Our strategic context

Our previous strategy, launched in July 2023, focused on responding to the challenges of the post-pandemic period and ongoing economic uncertainty.

In the last year, we spent time developing our new five-year strategy.

Principal activities

Established in 1999, we are the leading charity for children and young people across Sussex and Surrey.

Our principal activities are to:

- provide safe homes
- deliver mental health support
- offer trusted advice and support

Through this work, we aim to ensure that children and young people are safe, heard and able to shape their own future.

Public benefit statement

The trustees place children and young people at the heart of their 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, many of whom face multiple challenges and need our support.

People

We place great value on our staff and volunteers and aim to create a trauma-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 2025, 81% of staff said that their work had special meaning: it was not "just a job", whilst 79% felt "people care about each other here".

Our voluntary staff turnover for the whole year was 16%, 3% lower than in 2024/25. This is comparable to recruitment challenges in the NHS and social care sectors. In April 2025, reflective of the increased living costs, not only did we pay a 2% cost of living increase and retain our commitment to the Real Living Wage, but we also enhanced our health cash plan benefits and offered a 1% increase in employer pension contributions for all staff.

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. The committee has approved a new People Strategy for 2026-31 which reflects our new organisational strategy.

Equity, diversity and inclusion

Last year, we audited progress against our multi-year Equity, Diversity and Inclusion (EDI) Action Plan, with the findings reported to the Board through the People and Remuneration committee. The audit confirmed that we have strong foundations in place, including up-to-date policies, well-received training and organisational values that support an inclusive culture.

The review also highlighted opportunities to build greater consistency in how inclusive practices are experienced across the organisation. Areas identified for further development included strengthening leadership accountability, enhancing the quality and use of EDI data, increasing staff engagement and continuing to improve training and the accessibility of our physical environments.

One of the key recommendations was to seek external expertise to support the next stage of our EDI journey. In March, we began working with inclusion specialists Edge of Difference, who delivered their first workshop for managers. This partnership will continue throughout 2026/27 as we build on our progress and further strengthen inclusion across the organisation.

Equal pay

We remain 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 2025 had a mean adjusted pay gap which was 9% higher for women than men, a 0.9% increase from 2024. This reflects that 76% of our staff are women in the highest paid jobs and 67% in the lowest paid jobs.

In 2026, we published our second Ethnicity Pay Gap report which had a mean adjusted pay gap of 2% lower for all employees from ethnically diverse groups than for the reference group of white employees. This was a positive decrease on 9% in 2025. 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 committee monitors compliance and learning from complaints and compliments.

We published our self-assessment here against the Housing Ombudsman Complaints Code. In 2025/26, we received 44 complaints (up from 35 in 2024/25). 94% related to our Supported Housing Services and 6% from Counselling and Advice Services. 16 (42%) of all complaints were upheld. On one occasion we failed to meet the regulatory requirement to close stage 1 complaints within 10 days, meaning we responded to 97% of complaints within timescales or with justification. Gianluca Zucchelli is the appointed Trustee Lead for complaints.

Our tenant satisfaction measures questionnaire identifies our housing residents are 15% more satisfied with complaints handling than the year before.
We are currently reviewing the Social Tenant Access to Information Requirements (STAIRs) in preparation for new regulatory obligations; these changes will be reflected in our updated policies and complaints procedures.

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 committee provides oversight of safeguarding and receive quarterly and annual reports.

Simone Button, Chair of the Impact and Services committee, also sits on our quarterly Safeguarding Forum, chaired by the Director of People and Programmes/Interim Designated Safeguarding Lead and attended by all heads of service and our central Safeguarding Practice Managers.

There were 1,410 safeguarding concerns raised last year, compared to 1,478 in 2024/25. The small reduction reflects service reconfiguration and fewer service users, not reduced safeguarding need.

Over half (56%) of reported concerns required statutory intervention, suggesting increasing complexity and severity; Housing Services carry the highest safeguarding risk volume (around 70%), reflecting more crisis-led situations and higher levels of statutory involvement.

Nearly half of all safeguarding reports (45%) relate to young people at transition age (16–19-year-olds), with 17-year-olds alone accounting for 15% of all reports. This confirms transitional safeguarding as a major pressure point and priority risk area. To reflect this, we are commissioning a thematic audit of our transitional safeguarding practice in 2026.

We recorded two critical incidents in 2025/26, one in November and one in March. These involved the tragic deaths of two residents. Both incidents have been reported to the Charity Commission and to Ofsted and we continue to contribute to the statutory reviews, working alongside our local authority partners. Fellow residents and staff were supported by debriefing sessions, the offer of counselling and chaplaincy support.

We continue to implement the recommendations from the independent audit of our internal safeguarding arrangements conducted in June 2024. The Impact and Services committee continues to monitor progress against its recommendations and we will commission a follow-up audit in 2027.

Data governance

During the year, we strengthened our approach to data governance and information management. We revised the frequency of mandatory data protection training for all staff, invested in specialist development for our Data Protection Officers and piloted targeted training for housing teams.

We also established a new Data Governance group to provide greater oversight and co-ordination of information governance activities across the organisation. Through this group, we have continued to review and strengthen our policies, procedures and practices, supporting greater consistency, compliance and effective knowledge management.

As part of our quality assurance framework, we continued to undertake data protection audits across our services. These audits help us assess compliance, identify areas for improvement and support teams to strengthen local practice. During the year, we reviewed several key policies and procedures, including those relating to data protection, information sharing, records retention and destruction, subject access requests and the management of data incidents.

YMCA DownsLink Group remains registered with the Information Commissioner's Office (ICO). Performance, risks and significant developments relating to data protection and information governance are reported regularly to the Audit and Risk committee, reflecting our ongoing commitment to transparency, accountability and regulatory compliance.

Information, communications and technology (ICT)

Over recent years, we have invested significantly in strengthening our digital infrastructure and cybersecurity, providing a secure and resilient foundation for the organisation. These efforts have resulted in a Microsoft Secure Score of 91% and the successful renewal of the Cyber Essentials accreditation.

During the year, we continued to invest in our digital capabilities to improve efficiency, collaboration and service delivery. This included further development of Microsoft SharePoint as a core platform for information sharing and knowledge management, while also creating opportunities to take advantage of emerging technologies, including artificial intelligence (AI). We also continued to enhance InForm, our case management system, by working in partnership with Homeless Link to improve recording, reporting and insight across our services.

Given the increasing cyber risks facing all organisations, we maintain a proactive approach to cybersecurity. This includes regular independent security testing, investment in monitoring and threat-detection tools and ongoing staff awareness training, including simulated phishing exercises. Together, these measures help protect our systems, data and services while supporting compliance with regulatory and best practice requirements.

Health and safety

The Board recognises its responsibility for ensuring the health, safety and wellbeing of the people we support, our staff, volunteers and visitors. Compliance with our Health and Safety policy is monitored through regular reporting to the Audit and Risk committee, with significant issues escalated to the Board of Trustees as appropriate.

We maintain a comprehensive programme of statutory inspections, risk assessments and compliance checks across our housing and operational buildings. These include key areas of` landlord and premises compliance such as fire safety, water hygiene, gas safety, electrical safety, lifting equipment, asbestos management and damp and mould.

As of 31 March 2026, compliance levels were as follows:

- Gas safety, fire risk assessments, water hygiene, asbestos management, fire alarms and emergency lighting: 100%
- Electrical Installation Condition Reports (EICR): 99.8%
- Portable Appliance Testing (PAT): 96.6%
- Average compliance: 99.6%

Alongside maintaining statutory compliance, we actively monitor and manage any identified remedial actions. Progress is reviewed through established management oversight and reported regularly to the Audit and Risk committee and the Board, providing assurance that health and safety risks are identified, addressed and monitored appropriately.

Tenant feedback

The Board received assurance that YMCA DownsLink Group is meeting the requirements of the Regulator of Social Housing's Consumer Standards in relation to tenant feedback and landlord performance measures. We published the results of our annual Tenancy Satisfaction Measures survey on our website. Highlights: a 34% response rate (up from 16% in 2024/25) and overall satisfaction at 73% (slightly above the national median of 72%). We also provided information to help residents understand our performance and hold us to account.

Key decisions taken by the Board during 2025/26 include:

- review and approval of our Annual Plan 2025/26
- approval of the transfer of assets from SOHS to YMCA DownsLink Group
- approval of our standard financial instructions and Board standing orders
- approval of our rent setting process
- approval of our 2026/27 budget and pay and reward package
- approval of our updated asset management strategy
- approval of our complaints self-assessment and annual service improvement report
- approval of our Governance Audit Action Plan
- review and approval of our new strategic framework 2026-31.

Progress in year three of our 2023-26 Strategy

Deliver psychologically informed services

- Initiation of a housing improvement plan, including refinement of our model of support Passport to Independence
- Completed audit of long-term sustainability of our Youth Advice and Support Services
- Transfer of new properties from Sussex Overseas Housing Society, a long-standing housing society based in Hove

Amplify youth voice and leadership

- Co-production of a new youth involvement structure to influence decisions in housing, mental health and trusted advice services
- Co-produced film with young people to highlight mental health challenges of young people living in supported accommodation

Be a great place to work

- Strengthened leadership and management training, with 90% of managers completing level 1 management training
- Developed a new internal communications strategy to increase staff engagement
- Audited progress against our Equity, Diversity and Inclusion Action Plan

Annual Plan 2026/27

We have developed an Annual Plan to guide the first year of the implementation of our new strategic framework for 2026-31. The Annual Plan was approved by the Board of Trustees in May 2026.

The plan identifies key actions in line with our four strategic goals:

Reach

- Identify growth opportunities in mental health and support services
- Develop our strategy to grow sustainable housing stock
- Win and mobilise contract retender for West Sussex housing
- Win and mobilise contract retender for East Sussex housing

Impact

- Deliver our Housing Improvement Plan
- Expand our leadership and management training
- Develop our environmental sustainability strategy
- Adapt to changes in regulation to enhance quality and practice

Voice

- Embed meaningful youth voice structures across all services
- Identify new funding opportunities for youth engagement
- Reward, recognise and celebrate young people's contributions

Potential

- Embed new leadership and trustees
- Develop clear measures to evidence the impact of our work
- Launch our Staff Council and other tools to increase staff engagement
- Roll out a refreshed case management system and embed SharePoint

We are pleased to report a surplus of £3,959k in 2025/26, compared with £90k in the previous year. This was largely driven by the transfer of £4,816k of housing assets from Sussex Overseas Housing Society (SOHS), a registered housing provider whose trustees selected YMCA DownsLink Group as a like-minded organisation to continue its mission and steward its housing assets for future generations.

While this transfer has significantly strengthened our balance sheet, our underlying operating position was a deficit of £983k. The deficit reflected a combination of lower income (£774k) and higher expenditure (£297k), highlighting the ongoing financial challenges facing the charity and housing sectors as well as reinforcing the importance of our continued focus on long-term financial sustainability.

Income

Excluding the impact of the SOHS transfer, total income for the year was £15,436k, compared with £16,210k in the previous year, a reduction of £774k.
The decrease was primarily driven by two factors. First, contract and grants income has reduced by £286k with decreased school counselling provisions as funding for schools becomes harder, and a reduction in our housing mediation advisory services from local commissioners. Secondly, fundraising income decreased by £294k, reflecting decline in deferred income from prior years being consumed and the challenge of bringing new income into the organisation.

These changes highlight the increasingly challenging funding environment faced by charities and reinforce the importance of diversifying and growing our income base to support future sustainability.

Expenses

Underlying expenditure for the year was £16,225k, compared with £15,927k in the previous year, an increase of £297k (2%). This increase was largely attributable to a £270k impairment relating to McKendrick House, Eastbourne, which was closed as part of our asset management strategy and is now being marketed for sale.

The impairment reflects the property's current market value and follows a review undertaken as part of the disposal process. We are developing plans to replace the move-on accommodation that will be lost through the sale of the site, ensuring continued provision of housing options for young people.

Excluding this one-off impairment, expenditure remained broadly in line with the previous year, reflecting careful management of costs despite ongoing inflationary and operational pressures.

Free reserves

During the year, the Board reviewed the organisation's free reserves target and approved a lower target of £1,300k. This followed a detailed review of Charity Commission guidance and an assessment of the charity's financial commitments under a range of closure and service transfer scenarios. The Board concluded that this new target would provide an appropriate level of financial resilience. With our balance sheet dominated by building assets, we have concluded this financial year with no free reserves. Forecasting profitability and movements in assets and liabilities, the Board has agreed a plan to achieve this target within five years.

Fixed assets

As noted earlier in this report, the most material financial event of the year was the transfer of housing assets from SOHS, which added £4,816k transfer of property assets to the charity. This has further strengthened our fixed assets, with the value of our owned property assets increasing from £24,620k at the start of the year to £29,296k as at 31 March 2026.

Value for money

We continue to be guided by the Regulator of Social Housing's Value for Money Standard, which requires registered providers to report against the seven predefined performance metrics. These measures help assess how effectively we use our resources to deliver services and maximise social impact. The table below sets out our performance against our targets for 2025/26, together with the targets approved by the Board for 2026/27.

Metric	Description	Target	Result	New Target
1	Reinvestment	5%	4%	5%
2	New supply delivered	2%	5%	0%
3	Gearing	30%	5%	30%
4	EBITDA MRI interest cover	150%	132%	150%
5	Headline social housing cost per unit	£20,000	£18,700	£20,000
6a	Operating margin, housing	19%	3%	16%
6b	Operating margin, overall	0%	2%	5%
7	Return on capital employed	0%	1%	3%

Over recent years, we have focused on rationalising and strengthening our housing portfolio following a period of significant growth through mergers and transfers. While we do not expect to bring new housing stock into service during 2026/27, we are actively developing future schemes and exploring opportunities for growth.

We also note that our gearing remains below target levels, providing borrowing capacity to support future investment. This positions us well to move from a period of portfolio consolidation towards sustainable growth in the years ahead.

The Board is satisfied that management costs remain proportionate to the size and complexity of the housing, counselling and advice and support services we provide and that expenditure is aligned to maintaining safe homes, effective landlord services, robust safeguarding support and compliance with regulatory requirements, professional standards and relevant accreditations.

Going concern

The Board notes the successful delivery of a surplus financial performance in the 2025/26 financial year, reflecting the significant benefit following the successful completion of SOHS and some of the underlying challenges in operational performance.
The trustees have reviewed the charity's 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. Having considered these matters, the Board is satisfied that the charity has adequate resources to continue operating and has therefore adopted the going concern basis in preparing these financial statements.

5 Energy and carbon report

		Direct emissions		Energy indirect	Other indirect	Total
		Gas (Scope 1	Fuel for transport (Scope 1)	Electricity (Scope 2)	Business travel (Scope 3)	
2025-26, Current year	Energy consumption – kWh	2,116,995	149,549	1,221,546	116,079	3,604,170
	Greenhouse gas emissions – tonnes of carbon dioxide equivalents (tCO2e)	387	36	216	28	667
	Intensity ratio tCO2e per unit/resident	992	-	382	-	-
	Intensity ratio tCO2e per FTE employee	-	0.17	-	0.13	-
2024-25, Prior year	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	-
Year of change	Energy consumption – kWh	(6%)	(7%)	0%	(14%)	(5%)
	Greenhouse gas emissions – tonnes of carbon dioxide equivalents (tCO2e)	(6%)	(6%)	(14%)	(13%)	(9%)
	Intensity ratio tCO2e per unit/resident	10%	-	(17%)	-	-
	Intensity ratio tCO2e per FTE employee	-	(20%)	-	(26%)	-

Energy efficiency

Our charity meets the criteria as a large company for streamlined energy and carbon reporting compliance (SECR) and this is detailed in the emissions performance above. We can report a reduction in consumption from this year to last, however we recognise there is more to do towards the 2030 emission reduction targets. We focus on the energy performance certificate (EPC) ratings of our residential stock with specific audit and remedial actions to improve this. We have examples of specific building disposals we know will not economically reach required EPC targets. We are also working towards the energy savings opportunity scheme (ESOS) with completed energy savings audits on our six largest sites. From this we are compiling action plans prioritising low-cost, high-benefit schemes and then will consider more material investment.

Methodology, data sources and intensity ratios

Energy consumption and greenhouse gas emissions data is compiled using utility provider statements. Greenhouse gas emissions (GHG) have been calculated using the UK government conversion factors for GHG reporting. A location-based method has been used for calculating the emissions from purchased electricity in accordance with SECR reporting guidelines. The intensity ratios compare emissions with an appropriate business metric; this allows comparison of energy efficiency performance over time and with other similar organisations. As most of our gas and electricity usage is within our 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 staffing head.

6 Risk management

We continue to manage the organisation's strategic and operational risks through our corporate risk management framework, including regular review of key risks against agreed risk appetite levels. The Board and its committees receive regular reports on the organisation's principal risks, mitigations and emerging issues.

Risks are assessed using a standard 5x5 risk matrix, which considers both the likelihood of a risk occurring and its potential impact on the organisation. This enables the Board to monitor risk exposure consistently and focus attention on those areas requiring the greatest oversight.

The table below summarises the organisation's principal risks and risk scores at 31 March 2026.

Risk	Target Risk Score
Unable to respond to increasing complexity of need and demand for support from children and young people	20
Safeguarding failure	10
Organisational culture	6
Recruitment and retention	9
Security and certification of ICT	9
Financial sustainability	4
Non-compliance with regulations and legislation	6
Organisational resilience and agility	6

All target risk scores have remained unchanged from the previous year, except for the first two risks. We continue to see increasing complexity of need and demand among the children and young people we support and during the year this was recognised as a standalone strategic risk. While this is not a new issue, separating it from other risk categories provides greater visibility and oversight.

The Board has set a target risk score of 20 for this risk, reflecting the increasing complexity of the external environment and the challenges associated with fully mitigating these factors. The introduction of this standalone risk has also enabled a clearer distinction from safeguarding risk, resulting in a reduction in the target score for safeguarding failure from 12 to 10.

7 Fundraising

Our fundraised income enables us to enhance our offer and provide additional support for young people where it is most needed. We focus on generating unrestricted income to enhance our impact, complementing our contract, housing 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 purpose.

We are registered with the Fundraising Regulator and comply with the Code of Fundraising Practice. We do not employ third-party fundraisers and are committed to ensuring that all fundraising is carried out ethically, transparently and in line with our values.

We are particularly mindful of protecting vulnerable individuals from undue pressure, with fundraising activities undertaken directly by our staff and volunteers. We are committed to protecting the personal data of our supporters and ensuring that all fundraising and marketing communications comply with relevant data protection legislation. Supporters are provided with clear choices about how we contact them and can opt out of communications at any time.

We received no complaints relating to fundraising or marketing activities during the year.

Funders and supporters

Companies and community groups who supported us included:

- Alabastra Environmental
- Audio Note UK
- Bright Local
- Benevity
- BP
- Castle Snooker and Sports Bar
- Consort Frozen Food
- Co-op
- Cordek Ltd
- Fastnet
- Focus Furnishing
- Gatwick Diamonds Networking Group
- Healthbox HR
- iCrossing
- JayServ Mechanical and Electrical
- JG & JR Langridge
- Krona Design
- Mott MacDonald
- Oban International
- Plus Accounting
- Pryer Construction
- Rentokil
- ROCC Computers
- Rotary Club of Eastbourne
- Simon Dent Associates
- The Projects
- Trident Computers UK
- Utility Aid

Trusts and foundations who supported us were:

- BBC Children in Need
- Benefact Trust
- Bupa Foundation
- Gas Network Distribution
- Garfield Weston Foundation
- Goodnews Evangelical Mission
- Hyde Charitable Trust
- Landaid Charitable
- OptiGene Foundation
- Shanley Foundation
- Skipton Charitable Foundation
- The Chalk Cliff Trust
- The Dervia Foundation
- The Neighbourly Foundation
- The Rosaz Charity
- The Three Oaks Trust
- YMCA England & Wales

The trustees thank all those who so generously supported us in 2025–2026.

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).

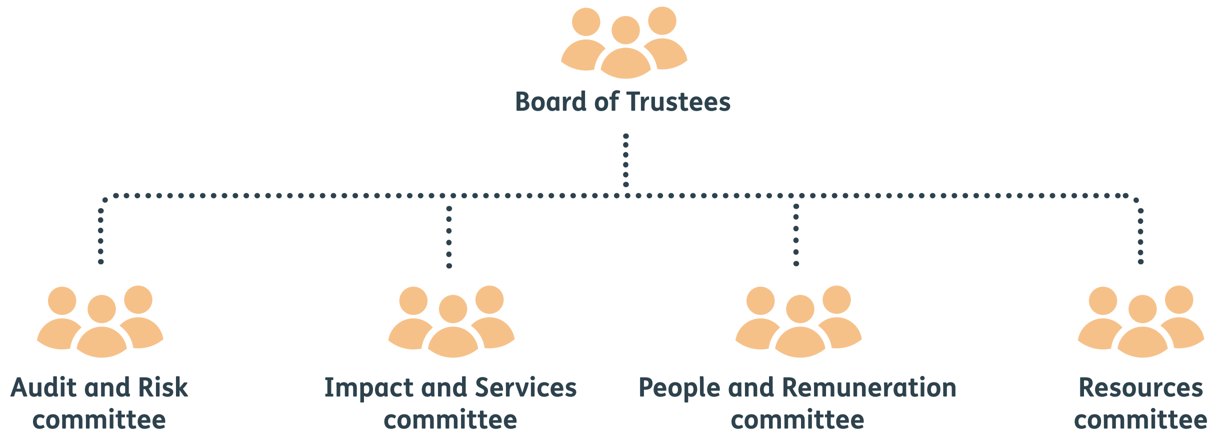
We comply with the Companies (Miscellaneous Reporting) Regulations 2018 regarding the requirements of section 172 (10) of the Companies Act 2006; it applies because we have more than 250 employees.

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 five occasions last year including strategic away days. Trustees also undertook site visits and engagement with children and young people. In addition to the five 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 structure consists of four sub-committees.



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 nine years' dedicated service, Caroline Stearman stepped down as a trustee and Chair of the People and Remuneration committee. The Board would like to formally record its appreciation for Caroline's significant contribution during her tenure.

During the year a recruitment process was undertaken, resulting in the appointment of two new trustees, one of whom has also been appointed as Chair of our People and Remuneration committee. 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.

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
- the development of a Governance Action Plan to progress areas of development following our external governance review, which recognised the significant strides we have made in governance and Board effectiveness
- 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 all-staff meetings.

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 5 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 financial 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.

Compliance with Ofsted

Our Ofsted registration was approved in 2024 so we can continue to provide a home to 16- and 17-year-old care-experienced young people. In November 2025, Ofsted conducted pre-monitoring visits to our services in Guildford, Horsham and Crawley. We have since implemented their recommendations.

In 2026, we pre-registered our Foyer in Eastbourne and we await the outcome of that registration. Our supported housing in West Sussex and Surrey was inspected and received an Outcome 1 – consistently strong delivery.

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 2025/26 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 Board of Trustees
30 July 2026

We have audited the financial statements of YMCA Downlink Group for the year ended 31 March 2026 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 2026 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 12 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 20, 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, 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
30 July 2026

Statement of comprehensive income, for year ended 31 March 2026

	Notes	2026 Total	2025 Total
Turnover from continuing operations		£	£
Social housing lettings	2	12,196,94	12,510,522
Donations (transfer of SOHS assets)		4,942,235	0
Charitable activities and other income	4	3,239,033	3,699,490
		20,378,216	16,210,012
Operating costs			
Social housing lettings	3	(12,846,048)	(12,182,548)
Charitable activities and other costs	5	(3,379,079)	(3,744,952)
		(16,225,127)	(15,927,499)
Operating surplus/(deficit)		4,153,090	282,513
Interest receivable and other income		42,515	64,126
Interest payable and similar charges		(236,560)	(256,598)
Surplus /(deficit) on ordinary activities before taxation		3,959,045	90,041

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 2026 and signed on their behalf by:

Fran Beckett
Chair of Board

Nick Mourant
Trustee and Chair of Resources Committee

Statement of financial position as at 31 March 2026

	Notes	2026	2025
FIXED ASSETS		£	£
Social housing properties	9	28,867,835	24,187,045
Other properties	9	428,425	432,543
Other tangible assets	9	226,626	372,190
		29,552,886	24,991,778
Investments	11	2	2
		29,522,888	24,991,780
CURRENT ASSETS			
Debtors	12	1,160,506	668,522
Investments	11	10,815	10,815
Cash at bank and in hand		1,244,012	2,692,460
		2,415,333	3,371,798
CREDITORS			
Amounts falling due within one year	13	(2,170,822)	(2,048,470)
NET CURRENT ASSETS		244,511	1,323,328
TOTAL ASSETS LESS CURRENT LIABILITIES		29,697,399	26,315,107
CREDITORS			
Amounts falling due after one year	14	(19,977,751)	(20,484,503)
NET ASSETS		9,789,648	5,830,604
FUNDS			
Unrestricted funds:			
General	16	9,717,741	5,708,647
Restricted funds	15	71,908	121,957
		9,789,648	5,830,604

Fran Beckett
Chair of Board

Nick Mourant
Trustee and Chair of Resources Committee

Statement of cash flows for year ended 31 March 2026

	Notes		2026		2025
Net cash flow from operating activities		£	£	£	£
(Deficit) / surplus for the year			3,959,045		90,041
Adjustments for non-cash items:					
Depreciation	8	1,070,662		593,096	
(Increase) / decrease in debtors		(491,984)		821,587	
Increase / (decrease) in creditors		(345,186)		1,574,544	
SOHS asset transfer		(4,816,200)		0	
(Profit)/ loss on disposal of other assets		(210)		(970)	
Interest payable		236,560		256,598	
Interest received		(42,198)		(64,126)	
			(4,386,540)		3,180,728
Net cash inflow/(outflow) from operating activities			(427,495)		3,270,770
Cash flow from investing activities					
Purchase of tangible fixed assets	9	(787,806)		(5,187,619)	
Sale of tangible fixed assets		320		448	
Liquidated investments		-		21,550	
Interest received		42,306		64,126	
			(745,180)		(5,101,494)
Cash flow from financing activities					
Loan interest paid		(236,560)		(256,598)	
Repayment of borrowings		(38,743)			
New loan		-		2,619,305	
			(275,303)		2,362,707
Increase / (decrease) in cash in the year			(1,447,979)		531,982
Reconciliation of net cash flow to movement in net cash funds					
Net cash funds at beginning of the year			2,703,919		2,171,93
Change in net funds during the year			(1,447,979)		531,982
Net cash funds endof the year			1,255,941		2,703,919

Fran Beckett
Chair of Board

Nick Mourant
Trustee and Chair of Resources Committee

11 Notes to the financial statements for year ended 31 March 2026

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 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 last triennial valuation was completed on 1 May 2023.

Property valuation

Properties donated from Sussex Overseas Housing Society (SOHS) on 1 December 2025 were recognised at close to market value on the date of transfer determined by an independent external valuer JLL. The full market value amounted to £4.9 million. Following assessment for impairment, the carrying amount of the transferred properties was reduced to £4.8 million and this amount is reflected within housing properties in the statement of financial position. The market value on transfer less the smaller impairment has been adopted as the deemed cost of the assets for accounting purposes.

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 some of these 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 is it 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 uncertainly 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.

Going concern

Following an assessment of our financial position, the resources available going forwards and the cash flow position for the next 12 months to August 2027, 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. Trustees have concluded that material uncertainty does not exist and continue to adopt the going concern basis in the financial statements.

a) 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.

b) Cash accounting

Cash and cash equivalents included within cash at bank and in hand together with short-term treasury deposits up to a period of four months. The treasury deposits earn enhanced interest if the terms are respected, up to the four months. It is possible to withdraw funds from these deposits as instantly available cash. In this instance YMCA DownsLink would forego any interest at all on the original placement. As deposits are held for no longer than four months and are readily accessible, the balance is included within cash at bank and in hand under current assets. Interest earned is recognised as investment income. Any deposits held for periods exceeding four months are classified separately as investments and there were none of these within the financial year.

c) 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.

d) Donations and grants

Donations and grants other than Social Housing Grants 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 (accrual model) with the exception of SGH 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.

e) Investment income

Investments are included in the financial statements at market value.

f) 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.

g) 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 18, 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 18 to these accounts. In addition, YMCA DownsLink Group is required to contribute £25,669 pa (2025: £23,355 pa) to the operating expenses of the pension plan and these costs are charged to the Statement of Comprehensive Income as made.

h) 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 to 100 years
Wiring, lift and heating systems	10 to 30 years
Pitched roof	50 to 75 years
Bathrooms	5 to 25 years
Flat roof, windows, external doors	25 to 30 years
Kitchens	20 years
Legal cost associated to asset purchase	One year

i) 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:

Asset	Depreciation policy
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

i) Volunteers

The value of services provided by volunteers is not incorporated into these financial statements.

j) Irrecoverable VAT

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

k) 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.

l) Commitments

Commitments which are legally binding are included as liabilities.

m) 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.

n) Funds and Reserves

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

Unrestricted reserves: Reserves which are expendable at the discretion of the trustees in the furtherance of the objects of the charity.

Restricted reserves: Funds which are expendable as directed by the donor.

Revaluation reserves: These arise when investments are revalued.

2. TURNOVER FROM HOUSING ACTIVITIES

Gross rents and service charges:	2026	2025
	£	£
Rent receivable	3,497,608	3,273,346
Service charge	5,336,082	5,705,280
Personal service charge receivable	244,754	267,316
Amortised government grant	176,766	139,314
	9,255,211	9,385,256
Other revenue:		
Supporting People	2,108,862	2,327,253
OLYP*, Leaving Care and Step Down service contracts	565,815	399,049
HE grant income	169,074	221,602
More than a Room	-	368
Fundraising income	71,332	121,226
Other housing income	26,655	55,768
	12,196,949	12,510,522
Rents and service charges losses from voids	(559,428)	(373,974)
Donations (transfer of SOHS assets)	4,942,235	-

On 1 December 2025 14 properties over six sites in Hove, Sussex were donated to YMCA DownsLink by Sussex Overseas Housing Society (SOHS), together with £128,594 of cash. Independent external valuers, Jones Lang LaSalle Limited (JLL) using comparable method of valuation.

*Older looked after young people (OLYP).

3. OPERATING COSTS FROM HOUSING ACTIVITIES

	2026	2025
	£	£
Housing accommodation, number of units	583	581
Managed housing, number of units included in above total	73	73
Services	5,079,136	5,146,714
Housing support	3,311,016	2,925,353
More than a Room costs	0	23,989
Share of central overheads	2,147,036	2,007,186
Repairs and maintenance	1,332,554	1,415,302
Rent losses from bad debts and provision	85,470	155,565
Depreciation and impairment of social housing properties	880,344	403,836
Depreciation of fixtures and fittings	10,493	104,603
	12,846,048	12,182,548

4. TURNOVER FROM CHARITABLE ACTIVITIES AND OTHER INCOME

	2026	2025
	£	£
Therapeutic services	2,243,206	2,485,558
Support services: children, young people and families	754,448	767,578
Horsham Football Club activities	-	5,000
Fundraising income	178,729	421,783
Other income	62,650	19,571
	3,239,033	3,699,490

5. OPERATING COSTS CHARITABLE ACTIVITIES AND OTHER COSTS

	2026	2025
	£	£
Therapeutic services	2,275,277	2,402,596
Support services: children, young people and families	1,015,290	1,163,498
Horsham Football Club activities	64,679	61,823
Passport to Independence and other costs	13,979	100,295
Depreciation	9,854	16,740
	3,379,079	3,744,952

6. STAFF COSTS

	2026	2025
	£	£
Salaries and wages	8,060,569	7,847,005
Social security	979,724	725,280
Pension costs	241,770	231,966
Apprentice tax	25,192	24,283
Life assurance	24,733	18,028
Healthcare	45,042	29,310
Redundancy and compensation	12,461	46,516
Agency costs	681,156	879,231
	10,070,647	9,801,618
The average number of employees paid during the year was:		
Full time and part time employees	313	311
Full time equivalent	217	221
The number of staff receiving remuneration more than £60,000:		
£60,000 - £69,999	7	1
£70,000 - £79,999	2	5
£80,000 - £89,999	3	0
£90,000-£99,999	0	1
£100,000-£109,999	1	2

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.

During the year one trustee donated £1,450 in 2026 (2025 £1,200). These donations were unrestricted and no conditions were attached.

8. OPERATING SURPLUS

The operating surplus is stated after charging:	2026	2025
	£	£
Losses from bad debts	85,470	155,565
Operating leases - equipment	36,021	32,575
Operating leases - land and buildings	1,021,450	1,197,230
Deficit on disposal of fixed assets	110	1,418
Depreciation of equipment, fixtures and fittings, motor vehicles	184,925	178,022
Depreciation of properties and components	586,034	415,074
Impairment of properties and components	301,827	-
Auditor's remuneration: external audit Auditor's remuneration: external audit	44,316	40,800

9. FIXED ASSETS

	Social Housing Properties	Other Properties	Total
Cost	£	£	£
1 April 2024	26,649,973	523,146	27,173,119
Additions	744,146	4,188	748,334
SOHS asset transfer	4,816,200	-	4,816,200
Disposals	-	-	-
31 March 2026	32,210,319	527,334	32,737,653
Depreciation			
1 April 2025	2,462,929	90,604	2,553,532
Charge for the year	577,728	8,306	586,034
Eliminated on disposals	-	-	-
Impairment	301,827	-	301,827
31 March 2026	3,342,483	98,910	3,441,393
Net book amount			
31 March 2025	24,187,044	432,543	24,619,587
31 March 2026	28,867,835	428,425	29,296,260

	2026	2025
Properties at cost comprise:	£	£
Freeholds	29,526,977	24,057,488
Long leaseholds	3,210,675	3,115,632
Cost of properties	32,737,653	27,173,119

10. OTHER TANGIBLE FIXED ASSETS

	Vehicles	Fixtures, Fittings and Equipment	Total
Cost	£	£	£
1 April 2025	67,881	1,134,592	1,202,474
Additions	760	38,712	39,473
Disposals	(2,771)	-	(2,771)
31 March 2026	65,870	1,173,305	1,239,175
Depreciation			
1 April 2025	47,721	782,565	830,286
Charge for the year	8,988	175,937	184,925
Eliminated on disposals	(2,662)	-	(2,662)
31 March 2026	54,047	958,501	1,012,548
Net book amount			
31 March 2025	20,161	352,028	372,188
31 March 2026	11,823	214,803	226,626

11. INVESTMENTS

	2026		2025	
	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
	10,815	12,090	10,815	12,090

12. DEBTORS

	2026	2025
	£	£
Accommodation debtors	1,080,744	798,400
Bad debt provision	(746,040)	(710,590)
Trade debtors	671,025	390,227
Prepayments	132,927	101,997
Accrued income and other debtors	21,850	88,488
	1,160,506	668,522

13. CREDITORS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Deferred income	613,439	607,496
Accruals	352,003	440,000
Other creditors	230,828	345,463
Trade creditors	402,711	211,494
Employment taxes and pensions	232,092	223,776
Bank overdraft and loans	89,155	0
Pension deficit	73,827	80,539
Housing grants	176,766	139,233
	2,170,822	2,048,001

14. CREDITORS FALLING DUE AFTER ONE YEAR

	2026	2025
	£	£
Loans greater than one year	3,341,407	3,469,305
Deferred income, grants in advance	406,818	539,327
Dilapidations provision	414,496	428,138
Defined benefit pension deficit	6,712	64,131
Housing grants	15,808,318	15,983,602
	19,977,751	20,484,503

Loan maturity analysis	89,155	38,743
In next 12 months	409,998	387,908
In more than five years	2,931,419	2,973,995
	3,430,572	3,400,646

During the financial year 24/25, a loan was taken with the Charity Bank of £2,269,305. Repayments commenced in November 2025. Charity Bank credit is secured against Crawley Foyer and Worthing Foyer. There are additional unsecured loans of £1,200,000 with The Rosaz Trust Charity with an interest rate of 0.5% over the Bank of England's Base Rate and this is repayable no earlier than September 2044.

15. RESTRICTED FUNDS

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

Fund Name	Description
Voluntary Action	To fund swimming lessons for young people in Guilford Foyer
Horsham Y Centre legacy	Activities or equipment that will benefit the young people of Horsham
Highways Agency	Provide sofas and partitions at Guilford Foyer
Chaplaincy	Provide pastoral care to residents and staff
Groundworks	To purchase plants, polytunnels and gardening equipment for Cortis Avenue
Chalk Cliff Trust	Delivers open access youth clubs
Skipton	Items for residents' rooms and communal areas at Hastings Foyer
Rotary Club	Funds to build extra room in Eastbourne Foyer
Social Enterprise	Music equipment and gardening items for Crawley Foyer
Dervia Foundation	To provide new home packs to young people living in Lansworth House and Gareth Stacey House
Optigene	Funds towards residents in Horsham projects
Rosaz Charity	To purchase and instal canopy at Gochers Court

	1 April 2025	Income	Expenditure	Transfers	31 March 2026
Funds	£	£	£	£	£
Legacy - Horsham Y Centre	25,083	-	-	-	25,083
Rosaz Charity chaplaincy	3,333	-	-	-	3,333
Voluntary Action Trust	1,356	-	(483)	-	873
Eastbourne Rotary Club	92,185	-	(92,185)	-	-
Rosaz Charity	-	7,998	(6,596)	-	1,403
Highways Agency / Balfour Beatty	-	3,125		-	3,125
Groundworks	-	1,800	(1,800)	-	-
Chalk Cliff Trust	-	5,000	(1,295)	-	3,705
Skipton	-	5,900		-	5,900
Social Enterprise	-	4,727	-	-	4,727
Dervia Foundation	-	3,760	-	-	3,760
Optigene	-	20,000	-	-	20,000
JD Sport	-	500	(500)	-	-
Total charity restricted	121,956	52,809	(102,858)		71,908

16. RESERVES - CHARITY

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

	1 April 2025	Income	Expenditure	Transfers	31 March 2026
	£	£	£	£	£
Unrestricted funds:					
General reserve	(1,123,628)	20,105,687	(15,209,561)	(5,075,729)	(1,303,231)
Fixed asset reserve	6,980,952	176,766	(1,063,798)	4,995,190	11,089,110
Pension reserve	(144,669)	-	-	80,539	(64,131)
Investment revaluation reserve	(4,007)	-	-	-	(4,007)
Total unrestricted funds	5,708,647	20,282,453	(16,273,359)	-	9,717,741
Restricted funds	121,956	52,809	(102,858)	-	71,908
	5,830,604	20,335,262	(16,376,217)	-	9,789,648

Fixed Asset reserve	1 April 2025	Depreciation	Amortisation	Additions	Loans	31 March 2026
Social housing	24,187,046	(879,555)	-	5,560,346	–	28,867,837
Other property	432,541	(8,306)	–	4,188	–	428,423
Other assets	364,158	(175,937)	-	38,713	–	226,934
HE grant	(14,533,489)	-	176,766	(646,800)	-	(15,003,523)
Loan	(3,469,305)	–	–	-	38,743	(3,430,562)
	6,980,952	(1,063,798)	176,766	4,956,447	38,743	11,089,110

Within the fixed asset reserve is a revaluation amount of £1,859,020 relating to Crawley Foyer introduced on adoption of FRS 102 in April 2014. The transfer to the fixed asset reserve of £4,995,190 represents the net of additions of £4,956,447 and loan repayment of £38,743. The transfer to the pension reserve is £80,539 of deficit contributions made during the year (see note 18).

17. 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.

18. 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 that 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 24.0 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 YMCA 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 as a result of actual performance of the pension plan. Agreed future deficit contributions have been discounted using a rate of 4.9% (2023: 4.8%). The current recovery period is three years commencing 1 May 2024.

During the year deficit payment contributions of £80,539 were made.

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

	Within one year	One to two years	Two to five years	After five years	After more than one year	TOTAL 2026	TOTAL 2025
As at 31 March 2026	80,539	6,099	-	-	6,099	86,638	-
As at 31 March 2025	80,539	73,190	2,052	-	75,243	-	155,781

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 Sussex Central YMCA, the former legal entity 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 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 £86,638.

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 (2025: £1,539) in respect of 1 employee (2025: 1).

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.

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

19. OPERATING LEASE COMMITMENTS

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

	2026	2025
	£	£
Land and buildings:		
Within one year	1,125,656	875,831
Between one and five years	1,655,881	2,310,270
In more than five years	94,352	308,860
	2,875,889	3,494,960
Equipment:		
Within one year	36,021	16,279
Between one and five years	-	-
In more than five years	-	-
	36,021	16,279

20. GROUP AND RELATED UNDERTAKINGS

During the year ended 31 March 2026, YMCA DownsLink Group had the following related and associated undertakings:

	Relationship	Status	Regulated by Social Housing Regulator
YMCA DownsLink Services Limited	100% subsidiary	Trading Company	Non-regulated

This subsidiary is not consolidated in group accounts.

21. CONTINGENT LIABLITIES

At the 31 March 2026 there were contingent liabilities in respect of grants received in relation to the following properties:

Building	Social Housing grant	Local Authority Grant
Crawley Foyer	388,944	£1,500,226
Worthing Foyer	814,820	
Guildford Foyer	1,534,372	
Horsham Y Centre	3,858,818	
Eastbourne Y Centre	761,194	
Eastbourne Foyer	1,649,411	
Hastings Foyer	1,544,969	
The Bridge RCGF	883,771	
Buncton Farm RCGF	97,791	
Gocher Court	1,169,671	
16 Burney Court	323,079	
2 Salvington Road	219,166	
28 Shaws Road	219,166	
10 Herschel Walk	253,803	
22 Forester Road	176,730	
64 Beachy Road	219,166	
33 Apsley Court	253,803	
9 Cheynell Walk	253,803	
Linchmere Place	552,150	
Ashdown Court	810,458	
	15,985,084	

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 on a daily basis until recycled. All other properties remain in social housing.

On the purchase of Horsham Y Centre and Eastbourne Y Centre from YMCA England and Wales, grants were received for £873,000 and £247,500 respectively.
If YMCA DownsLink Group were to either resign as a member of Federation of YMCA England and Wales, 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 £18,682,956 housing grants liability, £15,985,084 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, the grant associated with it has been retained to be recycled and as at 31 March 2026 the value of the grant has decreased to £981,551. All other grants are treated under the accruals model and amortised over the life of the related structure.
To date £1,421,306 has been transferred to reserves.

	Social Housing grant obligations	Additions in the year	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	86,400	(423,140)	(147,456)	388,944	21,456	367,488
Crawley Foyer	1,500,226	-	(1,500,226)	-	-	-	-
Worthing Foyer	823,632	84,000	-	(92,812)	814,820	9,076	805,743
Guildford Foyer	2,021,986	7,200	-	(494,814)	1,534,372	16,718	1,517,654
Horsham Y Centre	4,057,690	168,000	-	(366,872)	3,858,818	42,257	3,816,561
Eastbourne Y Centre	771,910	60,000	-	(70,716)	761,194	8,319	752,875
Eastbourne Foyer	1,525,000	241,200	-	(116,789)	1,649,411	17,662	1,631,749
Hastings Foyer	1,614,950	-	-	(69,982)	1,544,969	16,150	1,528,819
The Bridge RCGF	883,771	-	-	-	883,771	-	883,771
Buncton Farm	97,791	-	-	-	97,791	-	97,791
Gocher Court	1,190,000	-	-	(20,329)	1,169,671	11,900	1,157,771
16 Burney Court	327,169	-	-	(4,090)	323,079	3,272	319,808
2 Salvington Road	221,940	-	-	(2,774)	219,166	2,219	216,946
28 Shaws Road	221,940	-	-	(2,774)	219,166	2,219	216,946
10 Herschel Walk	257,016	-	-	(3,213)	253,803	2,570	251,233
22 Forester Road	178,967	-	-	(2,237)	176,730	1,790	174,940
64 Beachy Road	221,940	-	-	(2,774)	219,166	2,219	216,946
33 Apsley Court	257,016	-	-	(3,213)	253,803	2,570	251,233
9 Cheynell Walk	257,016	-	-	(3,213)	253,803	2,570	251,233
Linchmere Place	559,139	-	-	(6,989)	552,150	5,591	546,558
Ashdown Court	820,717	-	-	(10,259)	810,458	8,207	802,251
	18,682,956	646,800	(1,923,366)	(1,421,306)	15,985,084	176,766	15,808,318

22. CAPITAL COMMITMENTS

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

23. POST BALANCE SHEET EVENTS

The following events are noted to have concluded after the year end 31 March 2026 and the signing of these accounts.

Sale of Gorings Mead, Horsham: On 29 April 2026 YMCA DownsLink sold our freehold interest in Gorings Mead, Horsham. This land is primarily a football pitch with an accompanying clubhouse, changing rooms and a car park. The land was sold for £500,000 to Horsham Yeoman's Mutual Community Interest Company. This organisation was already operating from the site providing football for the local community. The gain on disposal from the sale will be recognised in the financial statements for the year ending 31 March 2027. The transaction is considered a non-adjusting post-balance sheet event as it does not provide evidence of conditions that existed at the reporting date. 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

Explore more about our impact here