



YMCA
CITY YMCA LONDON

PURSUIING **EXCELLENCE**

ANNUAL REPORT 2017

www.cityymca.london

OUR YEAR



CHAIRMAN'S REPORT **Robert Thompson**

This year set the bar on the test of our resilience and our resolve to hold firm to our vision and our objective to build a new hostel for London's homeless young people at our Errol Street site.

We remain committed to pursuing excellence for vulnerable young people who face challenges from multiple sources.

City YMCA, London provides young people with a new compass, creating a point of stability and reliability for them.

R. J. Thompson



STATISTICS

The percentage of residents aged between 18 to 24 years of age.

86%

Percentage of time our rooms were full.

98%

The number of homeless young Londoners housed this year.

269

Amount of funding secured for Errol Street.

£19.4m

The percentage who slept rough or sofa-surfed the night before arriving.

26%

Number of young people thrown out from their family home

1 in 5

The percentage of positive move ons achieved

86%

Number of residents who are refugees

1 in 10

Percentage of our young people in education, employment or training

24%

WE SAID WE WOULD

Secure funding to make the Errol Street redevelopment possible

A full package of funding has been put into place for the new Errol Street accommodation site, including a £8.76m grant from the GLA, £1.75m Social Investment Loan from the City of London Social investment Board, £2m of grants and charitable donations and an £8.5m mortgage from Allied Irish Bank (GB). We are indebted to all of our funding partners for making this vision possible.

Secure a Main Contractor to commence the Errol Street development

We successfully appointed a lead contractor under a JCT design and build contract, undertaking a programme of Value Engineering to bring costs in line with our budgets before handing over the site in September 2016. We successfully decanted the Errol Street building. We recognise the multi-layered change this brought about for residents (100% of whom we enabled to move-on to alternative accommodation) and staff (29% workforce reduction). We also moved our head office, located close to the Errol Street site.

We have faced a number of challenges in progressing the Errol Street development. As we have consistently monitored our progress, we have been able to effectively adapt and navigate the territory of a large building development - gathering new skills and competencies along the way. We work alongside our professional team (including Employer's Agent, Clerk of Works and our Employer's Person) to guide and support us to completion.

Tender for new services within the youth field

We successfully secured contracts with London Borough of Islington (Local Initiative Fund and Islington Children and Youth Services) to deliver youth services. Further tender and funding opportunities are being prepared as we continue to press on to deliver new projects. We have continued with applications for general funding, including a project with Dame Kelly Holmes Trust.

Pilot the new housing model at Monarch Court

City YMCA, London continues to provide accommodation for homeless young Londoners. To further enhance the progression of young people and in alignment to our on-site management plan we are piloting a new theory of change housing model. The Housing Team have commenced an extensive training programme across ten key areas in order to augment our expertise and maintain the excellence of our housing model.

Continue to help vulnerable young people to belong, be safe, have self-esteem & be fulfilled

Our Housing Team provided accommodation to 269 young people over the year during the final days of our accommodation at Errol Street and our 87 bed accommodation site in Hackney. All bed spaces are allocated to homeless young people, supported through a range of programmes including employability and move-on. Our team engages with young people to identify their support needs and create an action plan enabling them to move forward. The team helps young people to sustain their tenancy, working through the management of incidents and exploring the underlying causes in order to tailor their programme of support. We also help them access the benefits that they are entitled to.

Engage with the leadership of the YMCA

City YMCA, London continues to engage with the broader YMCA movement. Our Chief Executive Officer is now the Chairman for the London CEO Network and meets with other London YMCA CEO's on a regular basis. Our CEO also serves on the Executive Committee of the YMCA World Urban Network, supporting leadership training and the strategic advancement of YMCA CEOs in urban settings.



CHIEF EXECUTIVE'S REPORT

Gillian Bowen

Our principal objective remains to help shape the external environment standard of hostel and move-on accommodation for young people in London.

We will do this through delivering a dynamic and bold strategy to redevelop our hostel site in Islington whilst maintaining excellence in our homeless provision in Hackney and quality youth work across all areas.

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

OUR OBJECTIVES FOR THE YEAR AHEAD

- 1 Proceed with the redevelopment of Errol Street and draft a Scale-Up Plan enabling us to bring the site on stream.
- 2 Support LandAid in its ambition to raise up to £2m for the Errol Street Appeal and continue to seek other funding..
- 3 Roll out the training investment in our staff team as we build our capacity to deliver within the new housing model .
- 4 Continue a programme of Youth Work Interventions in partnership with other groups and funders .
- 5 Seek and engage with Islington community opportunities to maintain our local profile and footprint.
- 6 Maintain our engagement with the regional and international YMCA and disseminate our knowledge from the Errol Street development .
- 7 Maintain our Investors in People status.

ABOUT CITY YMCA LONDON

Our Patrons

The Lord Mayor of the City of London
The Bishop of London
Rev Rose Hudson-Wilkin, Chaplain to the
Speaker of the House of Commons

Vice President's

Colonel Brian Kay OBE DL
Peter Ellis

Funding Partners

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

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

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

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

City YMCA London

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Registered Company Number 3169665

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