



Supporting young people since 1877



Annual Review 2018/19

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We are grateful to the following funders for supporting our charitable work during 2018/19:

The Masonic Charitable Foundation  
St James's Place Charitable Foundation  
The Henry Smith Charity  
The Kestrelman Trust  
The Big Lottery Awards for All  
South West YMCA Trust Fund  
The Sylvia Waddilove Foundation  
Cornwall Mark Foundation  
Cornwall Community Foundation  
Penzance Town Council  
Cornwall Independent Poverty Forum

The last 12 months have been an exciting yet challenging time for YMCA Cornwall.

We completed Phase 2 of our construction project to create 20 new flats, which enabled seven more homeless young people to move into safe, stable accommodation here.

We helped form the new Y Housing consortium and the refurbishment of Appletree House – containing 12 flats – will be the first project on the agenda of this new partnership.

Young people in Cornwall today are facing serious problems finding employment and housing. We are determined to respond to this need and with your help we can reach young people who are disadvantaged and isolated.

If you would like to know more about our work, or think that you could help us change the lives of young people, then please do contact me.

David Hall-Davies, CEO

# YOUTH HOUSING

## SUPPORTED HOUSING PROJECTS

### CHERRYTREE HOUSE & APPLETREE HOUSE

Last year YMCA Cornwall provided a home for 74 young people aged between 16 and 25. Seven of these were able to move into a brand new flat as they became the first tenants of Phase Two of the newly developed Morris House.

In addition to the young people housed directly by YMCA Cornwall, a further 102 people booked an appointment for one of our weekly housing advice sessions.

Our accommodation is always fully occupied and we have 47 tenants at any one time.

Currently there are 30 young people on our waiting list and we receive referrals from Cornwall Council, local colleges, Penzance Jobcentre and others.

# YOUTH HOUSING



All our accommodation is self-contained and the young people are given a tenancy, a fact appreciated by our residents who are often coming to us from potentially unsafe and unsuitable housing situations.

A team of supported housing officers work with our young tenants to develop the independent living skills on which they can then build to achieve further success.

In 2018-19, 23 residents remained in (or returned to) further education, two of our residents left to pursue Higher Education and 26 found employment.



# MAINTENANCE

## MORRIS HOUSE LOWER GROUND FLOOR

This year saw the continued construction of the Morris House Lower Ground floor. Earlier in the year the flooring was completed which then allowed the installation of the timber stud-work walls. Using the same technique the maintenance team used on the top floor, the corridor and first flat were completed and handed over to the housing department in November, ready for the first resident to move in. With careful project management, when each subsequent flat was completed it was handed over to the housing team, allowing a new resident to take up occupancy.

The lower ground floor construction was a complicated and time consuming project as it provided the infrastructure and load bearing walls for the Upper Ground Floor (due to be completed in 2020). It also involved the considerable alterations to the old changing rooms and the creation of a new corridor entrance.

A new boiler and two hot water cylinders were fitted in the newly constructed plant room. This boiler was connected to the boiler on the top floor, allowing them to work in unison to provide hot water and central heating for all 20 Morris House flats.

The Lower Ground Floor was completed in March 2019.



We are grateful to the following funders and lenders for making the Morris House construction project possible:

LandAid  
CRASH  
Big Issue Invest

Jewson  
British Gypsum  
Dulux Paint Centre

## MORRIS HOUSE EXTERIOR

Scaffolding was erected around the outside of Morris House to allow the maintenance team access to fit new soffits, fascia and a gutter system, following the replacement roof the year before. The building's box gutter system had become redundant and the new gutter system finally put an end to rain sheeting off the roof.

## GENERAL MAINTENANCE

The overall maintenance of the site continued during the Morris construction with a designated day per week for scheduled works and repairs. Emergency repairs were take care of immediately.



# COFFEE SHOP & ROOM HIRE

Our Coffee Shop is run as a social enterprise, along with Room Hire, with profits supporting our work with young people.

This year we expanded our range of products, introducing locally made affordable sandwiches, rolls and cakes and investing in a refrigerated display cabinet.

We have seen an increase in the number of visitors to the Coffee Shop, as members of the public attend regular community groups here including Active Plus “Who Dares Works” sessions and one-to-one meetings with their support workers.

As a result, income from the Coffee Shop increased by 50% during the year. We aim to build on this success with a wider range of products, hot food cabinet and local advertising campaign next year.



# MULLION NURSERY



The nursery strengthens links with the local community by fostering relationships with the local school, churches, village committee and health centres.

We encourage parent participation with nursery activities and externally organised health support groups and initiatives.

We have continued to provide regular musical and sports sessions, and families from the wider community are welcome to join us.

The children have enjoyed getting out and about, attending Forest School sessions at Helston Camel Farm and on Poldhu Beach as well as going for local walks.

We visited Tregullas Farm where the children met the animals, ran around outdoors in the grassy fields and explored the natural environment.

Our second 'Summer Fun Day' in the community park was very popular, with fun activities for all the family. We raised awareness of the services we provide and raised funds to support the nursery further.

At the time of printing, Mullion Nursery has now closed.

# FINANCIAL OVERVIEW 2018/19

YMCA Cornwall is a registered charity and is independent and self funding, affiliated in name only to the international YMCA organisation.

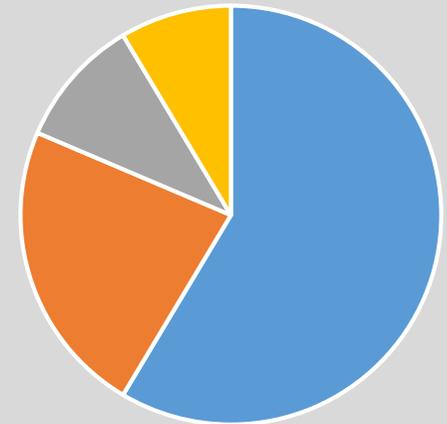
The year ending 31 March 2018 saw YMCA Cornwall in deficit by £23,257 this was caused by an audit adjustment to our income line for grants received in the financial year 2017/18.

The conversion of the backpackers' hostel and gymnasium into new accommodation for young people, which started during 2016/17, now has 13 flats completed. Additional funding and work on the remaining seven flats will be started in 2019/20 and should be complete in early 2020. Once the whole project is completed the maintenance team will focus their energy on Appletree House and other ongoing routine maintenance work.

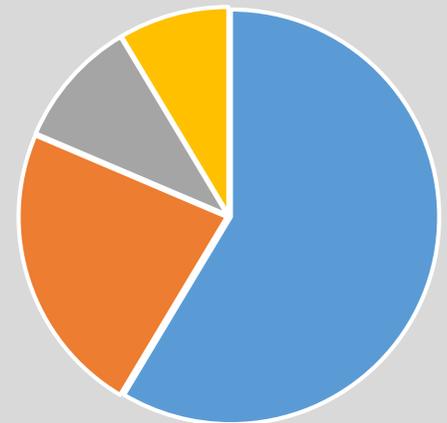
The Nursery in Mullion has continued to run at a deficit as in previous years, at the end of the financial year a third party who was renting a portion of the property gave notice which will significantly increase this deficit.

We would like to thank the Trusts and Foundations which have supported us this year and the individuals who have made such valuable contributions to our work.

Income



Expenditure



## News from HR



YMCA Cornwall remains a big supporter of its largest resource - our staff. Without them, the work of this organisation could not continue to the high standard provided. We do this through the health, safety and well-being of all our employees, providing choices that support a healthy work-life balance, helping us to retain them during uncertain political times even when funding becomes scarce. Additionally, we also support young people through apprenticeships having given a permanent contract to our first apprentice and now successfully training a second one with the Maintenance Team.



YMCA Cornwall has held CHAS (Contractor Health and Safety) Accreditation every year since 2010 for its safety procedures and supporting documentation which are audited annually.

In February we received the Gold Award for the Workplace Health initiative run by NHS Cornwall and the IoS in conjunction with Cornwall Council for the sixth time. The Award promotes a number of well-being issues to encourage fit and healthy employees helping to foster team motivation and engagement with work and it also promotes that ethos through the work it undertakes with our clients.



The Workplace Health Award, along with the achievement of the Silver award for Investors in People, a standard that defines what it takes to lead, support and manage people well for sustainable results, demonstrates that our approach is to continue to support, develop and look after our staff through ever-changing times.

# How you can help

YMCA Cornwall is an independent, stand-alone charity providing supported housing for vulnerable young people in Cornwall.

As a result of living in a safe space with support, young people can learn to live independently, access opportunities and start to rebuild their lives.

We rely on donations to ensure our work can continue into the future.

Visit [www.ymcacornwall.org](http://www.ymcacornwall.org) to donate and to find out more about our work.

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