



Annual Review 2019/20



Supporting vulnerable young people in Cornwall since 1877

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TRANSFORMING YOUNG LIVES

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

The young people we support have experienced multiple disadvantage and have been homeless or at risk. They have not developed the necessary life skills or coping mechanisms to live independently.

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

We rely on donations to provide the highest possible level of support and to ensure that we can continue to help young people in need.

This year we have faced unprecedented challenges as a result of the Covid pandemic. From the very beginning, it has been of paramount importance that our residents and staff are safe. We made the difficult decision to close our Coffee Shop and Room Hire social enterprise to reduce the number of people visiting, and introduced safety measures and social distancing for those living and working here. Where possible, staff continue to work from home.

We have been overwhelmed by the kindness and generosity of our local community and funders who rallied around to help our young people when they were most in need, providing food, essential items and vouchers for food and electricity.

This year the ongoing struggle young people in Cornwall have finding housing and employment was highlighted by TV presenter Simon Reeve. The rural isolation that appeals to holiday-makers, coupled with a lack of transport, services and opportunities can be crippling for young people, especially those who have experienced hardship and need support to live life independently.

We are more determined than ever 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

APPLETREE HOUSE, CHERRYTREE HOUSE & MORRIS HOUSE

Last year YMCA Cornwall provided a home for 88 young people aged between 16 and 25.

Thirty-two of these were able to take up a tenancy in one of the newly created flats in Morris House, built by our in-house maintenance team who are converting our obsolete sports hall into self-contained flats.

During 2019/20, our projects comprised a total 50 self-contained units all offering supported accommodation, although in November 2019 eight properties in Pool, Redruth were handed back to LiveWest Housing association leaving us with 42 units in Penzance until other developments are completed in 2020.

Our accommodation is fully occupied and there is always a waiting list. Referrals are received from Cornwall Council, local colleges, Penzance Jobcentre and others.

YOUTH HOUSING



Our Housing team piloted a cookery project this year to encourage healthy eating and develop cooking skills.

Young people were given their own slow cooker and throughout lockdown we provided recipe ideas using ingredients available on site.

Our tenants are supported by a named worker from our housing team.

Once again, in addition to the many residents supported in to work and further education, we are pleased to be able to say that two of our young people left us to take up places at University (to study Mathematics and Social Sciences) in October 2019.

In addition to the young people housed by YMCA Cornwall, a further 133 people booked an appointment for one of our weekly housing advice sessions.

Throughout the Covid pandemic we have adapted our one to one sessions to provide more assistance by phone when staff are self isolating. Staff are on site to ensure residents always have access to the support they need at this difficult time.

MAINTENANCE

MORRIS HOUSE

Having completed the first floor in 2017 and the lower ground floor in 2018, our in house maintenance team continued the Morris House construction project throughout 2019. In spring, work began on the newly-created middle floor to create the final seven self-contained flats.

When the lower ground floor was built, the middle floor's supporting walls were put in place, along with the services for hot and cold water for the kitchens, bathrooms and central heating system. A Gyproc silent floor system was installed to provide sound insulation and overlaid with Caberdek flooring.

Following construction of the internal walls, electric cabling was installed. The walls were then fitted with soundproofing, ply and plasterboard, plastered and painted. Flats 7, 8 & 9 were completed by the end of the summer. The corridor was completed at the same time to allow each completed flat to be occupied immediately.





APPLETREE HOUSE

Following the purchase of Appletree House through our partnership with the Y Housing Consortium, refurbishment of two flats and the corridor on the lower floor began in October 2019.

A new gas boiler and hot water cylinders were installed, and radiators replaced old storage heaters in the flats and lower corridor. Pipe work was also installed for the upper floor flats.

The maintenance team improved the layout of the flats, removing built-in wardrobes and kitchen walls to provide a spacious open plan living space. New floors, kitchens and bathrooms were fitted.



GENERAL MAINTENANCE

This year our in-house electrician Paul qualified as an approved contractor and Hayden became a full-time member of staff following his successful apprenticeship.

The overall maintenance of the site continued during the Morris construction and Appletree refurbishment with a designated day per week for scheduled works and repairs.

Emergency repairs were taken care of immediately throughout the Covid pandemic, with the introduction of additional safety measures and social distancing.

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 invested in a hot food display cabinet and added locally made pasties to our range of products, in addition to affordable sandwiches, rolls, cakes and sausage rolls.

Pre-Covid, we saw a steady increase in the number of visitors to the Coffee Shop, due to members of the public attending regular community group sessions and one-to-one meetings with their support workers.

Unfortunately we had to make the decision to temporarily close our Coffee Shop and Room Hire to ensure the safety of our residents and staff throughout the pandemic.



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 based with the maintenance team and currently one employed in his second year of the scheme.

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 December 2019, we received the Healthy Workplace Award which is a county standard of good practice and a quality mark of health and well-being in the workplace for the seventh 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.

After achieving the Silver award for Investors in People, YMCA Cornwall has decided to go for 'Trusted Charity Status', a three-year programme covering a standard that defines what it takes to lead, support and manage people well for sustainable results, demonstrating that our approach is to continue to support, develop and look after our staff through ever-changing times.

FINANCIAL OVERVIEW 2019/20

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 2020 saw YMCA Cornwall in deficit by £18,981 as a result of investing in our building conversion and renovation projects.

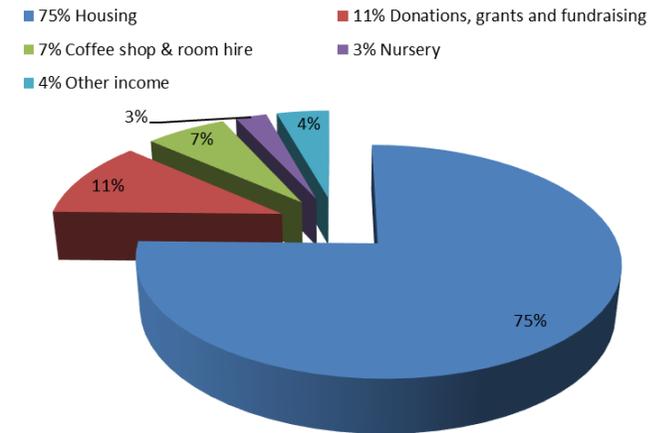
The conversion of the backpackers' hostel and gymnasium into new accommodation for young people, which started during 2016/17 has continued to move forward with a further three flats completed. Partial funding has been received to help finish the remaining four flats in 2020-21.

Also during the financial year a programme to renovate our Appletree House building began which saw the building modernised including upgrading the boiler to gas and a new heating system throughout.

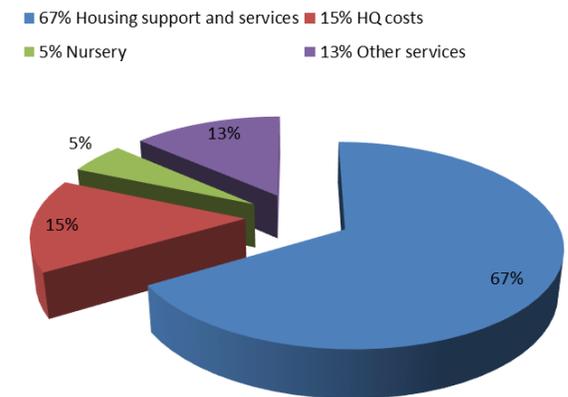
Unfortunately it was necessary to close our Mullion nursery at the end of the spring term 2019. The nursery had been running at a loss for some years and income was shrinking due to poor uptake. However a planning application has been submitted which aims to turn the site into affordable housing for the area.

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 2019/20 - £754,427



Expenditure 2019/20 - £773,408



WHAT YOUNG PEOPLE SAY ABOUT US

“It's more than just a roof over my head - my support worker is really helping me to piece my life back together, so I can live life and face life.” JS

“I don't think I'd be here today if it wasn't for my support worker. My life was a mess and I'd got nowhere to live. Now I've got a job and I'm saving to get my own place.” KD

“The support workers are amazing... I recommend YMCA Cornwall to all young people who have housing issues. YMCA have helped me through the years and I think it's great for young people. The support workers can help with anything and everything.” AR

Thank you to our funders for supporting YMCA Cornwall's charitable work this year.

Lloyds Bank Foundation
National Lottery Awards for All
National Lottery Emergency Fund
Homeless Link
LandAid
The Albert Hunt Trust
The Clothworkers' Foundation
Martin Lewis Coronavirus Fund
The Percy Bilton Charity
B&Q Foundation
SMB Trust
Western Power Distribution
Woodroffe Benton Foundation
SMitF Vicars Poverty Relief Fund

Cornwall Community Foundation
Cornwall Glass Fund
Penzance Town Council
Rotary Clubs of Mounts Bay and Penzance
South West YMCA Trust Fund
Cornwall Christmas Giving Catalogue
Tesco Bags of Help
Morrisons
Sainsbury's

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