YMCA CORNWALL

Annual Review 2021/22

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Front cover: YMCA Cornwall Fundraiser Carolyn Trevivian with our Patron the Rt Revd Philip Mounstephen, Bishop of Truro

Not many of us will forget the challenges imposed over the last two years by the worldwide COVID Pandemic. Here at YMCA Cornwall we had 50 young people living on our site to support, not only in terms of practical assistance with food and energy but with mental and emotional support as many lost their employment or had their training disrupted or cancelled. We responded to a need for increased access to online services and connections to friends and family, which for many of us provided lifelines during isolation.

We were also incredibly proud when the day finally came for our Patron, the Bishop of Truro, to cut the ribbon and open the twenty new flats for young people we have made on the site of our old gymnasium building. I would like to thank our amazing in-house maintenance team once again, Justin, Paul and Jack for their tireless hard work and commitment to making this project become a reality.

Safe, affordable housing is a serious issue across the UK at the moment and at crisis point in Cornwall so our list of plans for the coming years includes creating more accommodation, which will give young people a start in life and the chance to succeed independently.

Supporting young people and being there for them when they have nowhere to go has been our mission in Penzance since 1877 and will continue to be at the heart of our work for as long as we exist as a charitable organisation.

If you would like to help us with this important work or perhaps leave us a gift for the future, do get in touch with me, you can be confident that your donation will make a lasting difference.

David Hall-Davies
Chief Executive Officer

THANK YOU FOR YOUR SUPPORT THIS YEAR

LandAid

LLOYDS BANK FOUNDATION
England & Wales

Cornwall Community Foundation
together we're stronger

THE ALBERT HUNT TRUST

STREETSMART
HELPING HOMELESS PEOPLE

The Percy Bilton Charity

Beatrice Laing Trust

Shekinah
Christian Church
" a people of hope. "

Arnold Clark COMMUNITY FUND

Rotary Club of Penzance

co op

St Martin in the Fields

United Benefice Mount's Bay

South West YMCA Trust Fund

YOUTH HOUSING

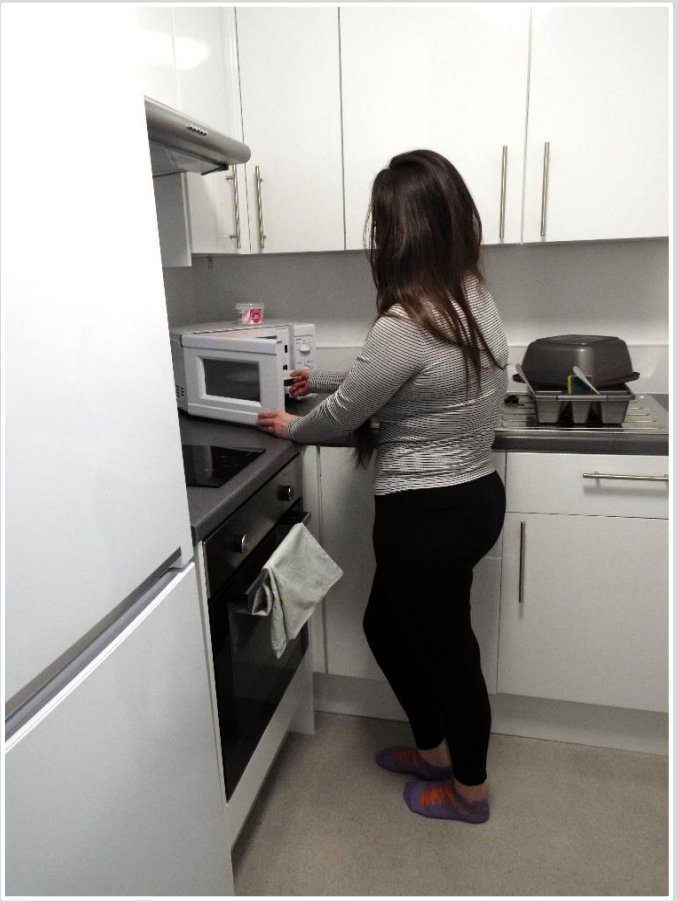
OUR SUPPORTED HOUSING PROJECTS

APPLETREE HOUSE, CHERRYTREE HOUSE & MORRIS HOUSE

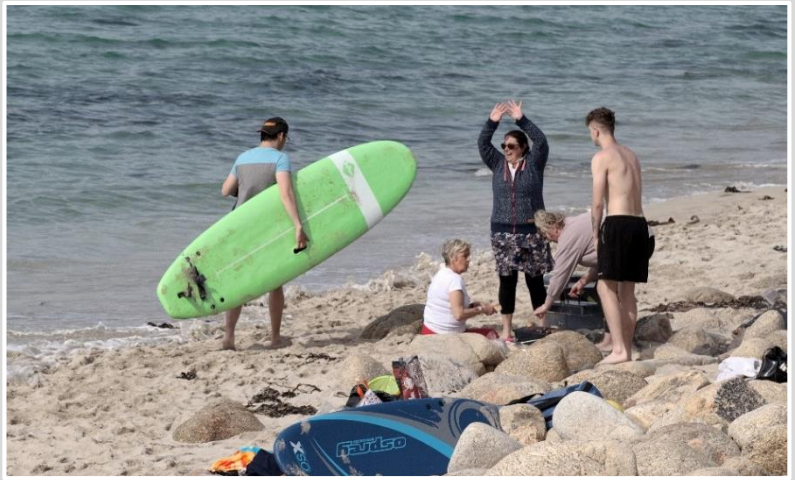
This year YMCA Cornwall provided supported accommodation for 84 young people aged between 16 and 24 on our site in Penzance and in our four community flats.

Our projects comprise a total of 46 self-contained units all offering supported accommodation to house vulnerable young people who have been homeless or at risk of homelessness. In addition, a suite of four rooms with shared facilities act as a gateway for some of our younger residents preparing to move in to our longer term self-contained flats.

Our accommodation was fully occupied all year and due to ever-increasing demand there is always a waiting list. Referrals are received from Cornwall Council, local colleges, Penzance Jobcentre and other agencies. Self-referrals are also accepted.



YOUTH HOUSING



Each resident is supported by a designated member of our housing team who provides regular, tailored, individual support.

We are grateful for the input of several agencies and projects offering additional mental health and mentoring support to help residents access education, employment and training.

With help from our funders we were able to restart activities including day trips, visits, creative arts, sports, gardening and cooking on a budget following the lifting of all Covid restrictions.

HOUSING ADVICE

A total of 113 people from the community booked an appointment for one of our weekly housing advice sessions. 38 of these were housed by YMCA Cornwall during the year, others remain on our waiting list.

MORRIS HOUSE: 20 NEW FLATS

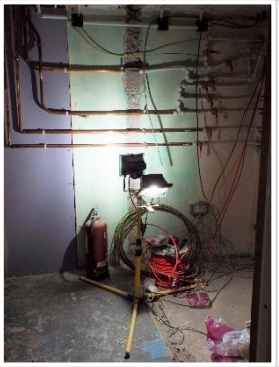
MORRIS HOUSE

This year we completed our ambitious sports hall conversion project – transforming the large obsolete space to create 20 new self-contained flats. This was a remarkable achievement with the vast majority of the work carried out by our in-house maintenance team of three including a project manager, qualified electrician and plumber.

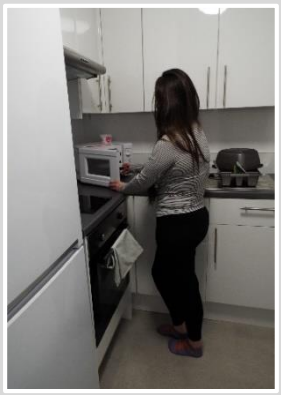
To accommodate three floors, the ground floor was lowered by around 1 metre and foundations were laid to support the weight above. A new heating system was installed along with a higher capacity electricity supply.

We experienced challenges with the supply of materials throughout the Covid lockdowns but work continued to progress. When each flat was completed, a new resident moved in straight away, with the final flat being occupied in summer 2021.

Our Grand Opening event was postponed until June 2022 when we felt it was safe to bring people together. We were delighted that so many people from the local community joined us for the celebrations.



COMPLETED FLATS:



MAINTENANCE

APPLETREE HOUSE

In addition to working on the new Morris House flats, the refurbishment of Appletree House also continued this year. With new doors and flooring throughout communal areas and several flats.

New kitchens and bathrooms were fitted and each flat connected to the new boiler that supplies hot water and central heating.

Planned work for next year includes the exterior of the building and the installation of new windows.

COFFEE SHOP & ROOM HIRE

Our Coffee Shop and Room Hire are a social enterprise supporting our charitable work; together they generated approximately £46,000 of income this year.

Our facilities provide a hub for the local community and organisations using our rooms for meetings, training and a range of activities.

If you would like to hold an event or activity – a meeting, fitness class or children's party – we have spacious rooms available for hire and can provide catering at a reasonable price.

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.

To support this, YMCA Cornwall has many well-developed and reviewed policies and procedures, providing many benefits to our workplace by helping to manage legal risk and promote integrity and fairness whilst allowing us to outline the benefits and opportunities we provide to our staff including hybrid and flexible working policies introduced following the Covid pandemic. These help to foster improved staff morale, staff retention and job satisfaction,

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; the results speak for themselves with very little in the way of accidents each year.

In December 2021, we received the Gold 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 ninth 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.

FINANCIAL OVERVIEW 2020/21

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

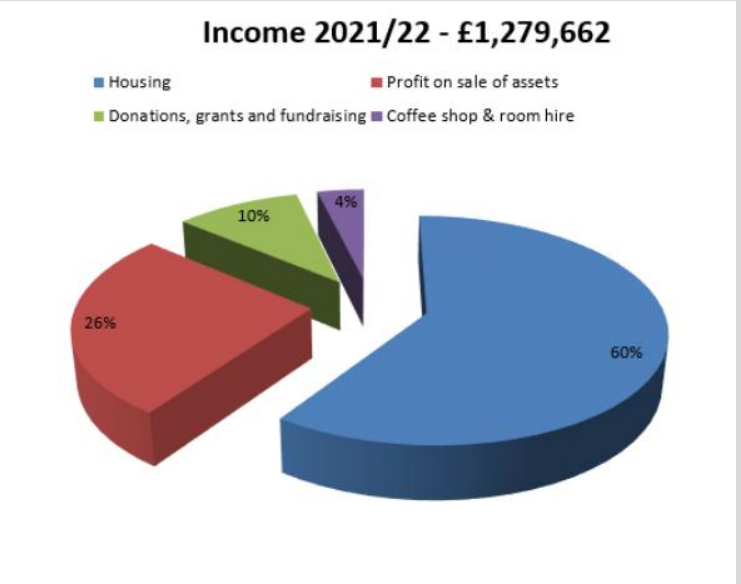
The year ending 31 March 2022 saw YMCA Cornwall in surplus by £336,769 which was achieved through the sale of a property asset held by the charity, formerly the location of Mullion Nursery. These funds will be reinvested into the organisation to help sustain a stable financial future for the charity.

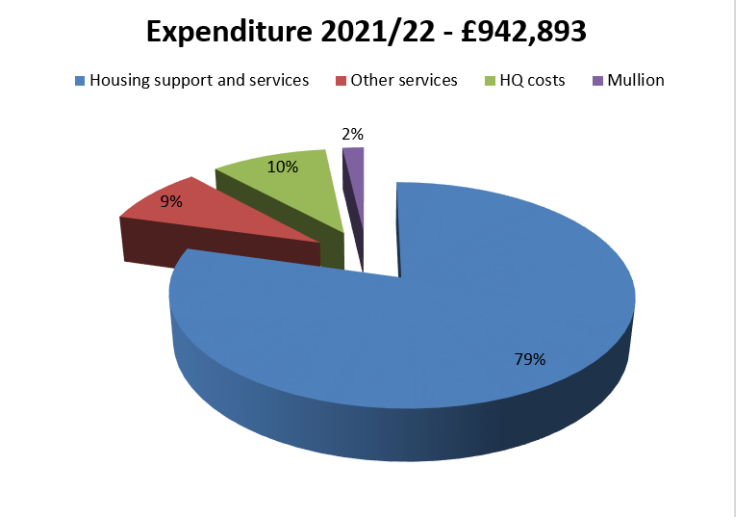
Despite a challenging year, with material shortages and the costs of goods and services increasing, we have continued to maintain and improve our supported housing service which is our largest source of income and offers homes for 50 young people at any one time.

Our Room Hire and Coffee Shop facilities have continued to grow since the pandemic and provide an important additional source of income for us along with an affordable venue for community groups to meet and hold activities.

Looking to the future we are seeking ways to expand the charity's supported housing capacity on site and in the community, so we can continue to help young people in Cornwall.

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





MAKING A DIFFERENCE

"My support officer has been an amazing help. Without her I would never have done this." Carl, 18

Image and name changed to protect young person's identity

When Carl was a child he suffered years of physical, emotional and financial abuse at the hands of his father. Carl left the family home aged 17 with nowhere to go, resorting to sofa-surfing for several months.

As a result of being unable to cope with the trauma and instability he had experienced, Carl became angry and disaffected, turning to drugs as a way to escape from overwhelming feelings of despair. He desperately needed somewhere safe to live and specialist support to help him deal with the trauma he had experienced.

When Carl was 18 he got in touch with our housing team and moved into his own self-contained flat. With a safe place to live and the help of his dedicated support officer, Carl was able to access specialist support from local agencies, commit to further education at the local college and make plans for the future. He overcame his drug addiction and with help from a counsellor and psychotherapist developed coping mechanisms to help him move forward from the trauma he experienced.

During his time living at YMCA Cornwall, Carl became a motivated, engaged young man who completed his college course with the exceptional achievement of completing three A levels in only 10 months.

He is now living independently in a place of his own, continuing to overcome past issues and looking forward to embarking on a promising career.

How you can help

YMCA Cornwall is an independent local charity. For over 140 years we have been helping young people in need.

We rely on grants and donations to ensure we provide the highest possible level of support now and in the future.

Visit www.ymcacornwall.org to donate and find out more about our work.

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