

A YEAR IN REVIEW 2025



Contents

Message from the Chair of the Board	3
Supported Accommodation	4
Maintenance & Facilities	5
Coffee Shop & Room Hire	6
Your Support	7
Grants & Donations	8
News from HR	9
Finance Report	10
Contact Us	11

A New Chapter

Overcoming Challenges

I am delighted to remain in the role of Chair for another year at YMCA Cornwall, supported by our newly elected Vice Chair, Zena Muth.

My passion for this work comes from seeing how a safe home and the right support can completely change the direction of a young person's life. I've seen first-hand the challenges many face, and I firmly believe that with care, opportunity and stability, every young person can thrive.

YMCA Cornwall holds a special place within our community. We provide not just housing, but hope, security and the chance for young people to rebuild their confidence and independence.

Over recent years, we have worked through significant challenges to strengthen and grow our services, and I am incredibly proud of the teamwork that has made this progress possible.

Together, we continue to increase the number of self-contained flats on our site, offering young people greater independence and a safer foundation as they take steps toward their future.

As we move into 2026, I look forward to working closely with our dedicated team and partners to keep making a meaningful difference for young people across Cornwall.



Nicola Hemsley

Chair, YMCA Cornwall

Our Supported Housing projects

Appletree House, Cherrytree House, Morris House and St Levan Rooms - continued to provide safe, stable accommodation for young people aged 16–25 throughout the year.

In total, we supported 93 young people at the YMCA Cornwall site in Penzance.

Across the site, we offer 50 units in total, which include our self contained flats, the four move on flats in Penzance, and the four rooms with shared facilities.

These provide a range of options for young people who have experienced homelessness or are at risk of becoming homeless, depending on their needs and readiness for more independent living.

Resettlement Service

We encourage all residents moving on from our accommodation to register with our resettlement service. This provides tapered support for six months, including the crucial early weeks of setting up a new home.

The service offers practical information, advice and guidance on things like utilities, budgeting and settling into a new community.

We also provide a small block of four shared facility rooms, which acts as a stepping stone for younger residents preparing to move into self contained accommodation or other supported housing.

Our accommodation remained fully occupied throughout the year

Demand continues to rise - and our waiting list has grown steadily and remains in place at all times. Referrals come from Cornwall Council, local colleges, Penzance Jobcentre and a range of partner agencies, and self referrals.

Each resident has one to one support from our housing team

We provide 24/7 cover across the site, with staff onsite during the day, overnight security in place, and an on call rota for out of hours support.

We work alongside agencies and partners, offering mental health support, mentoring, help with education, employment and training. Thanks to our funders, we are also able to offer a range of activities - including day trips, creative arts, sports, gardening and cooking on a budget - which help build confidence, skills and a sense of community.

OUR SUPPORTED YMCA HOUSING PROJECTS



93 YOUNG PEOPLE HOUSED.



20 RESIDENTS ENGAGED IN EDUCATION, TRAINING, OR EMPLOYMENT.



18 SUCCESSFULLY MOVED ON TO INDEPENDENT OR SEMI-INDEPENDENT ACCOMMODATION.



OVER 48 ENRICHMENT ACTIVITIES DELIVERED

YMCA Cornwall Site

YMCA Cornwall is a large site comprising of three other buildings, set around a garden area, behind the main building on Alverton Road.

In all there are 42 purpose-built flats and 4 rooms with shared facilities.

The whole site is managed by our Head of Operations and our in-house maintenance team, supported occasionally by external contractors. The team also look after 4 further flats offsite in Penzance.



Once a flat has been vacated, our team turn them around as quickly as possible so a home can be offered to a young person as soon as possible.

On average, we turned around four flats per month. As well as the flats, the team look after all facilities and maintenance aspects of this very diverse site.

Since our last report, the most notable project was the replacement of the roof on Morris House. Our Raise the Roof campaign secured sufficient funds to complete the work, protecting the homes of 20 young people.



Cherrytree House

Following the purchase of Cherrytree House the team completed total refurbishment of the remaining 9 flats, bringing them up to the same high standard as those in Appletree & Morris House.



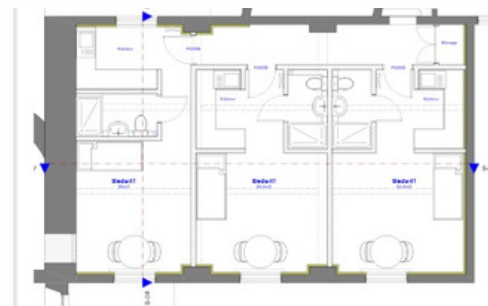
Main Building

During the year we have made improvements to our room hire spaces including the installation of new velux windows in the lower studio, purchase and installation of new audio visual equipment for our smaller meeting rooms as well as general site maintenance.

Looking Ahead

As our waiting list for accommodation is so high, 2026 will see us complete a project to build four new flats on our site. This includes converting a studio space into three flats, and a staff area into a fourth.

This has been made possible as a result of the Your Help, Their Future campaign to raise £250,000.



Coffee Shop

Our coffee shop and room hire are a social enterprise supporting the work of the charity and generated approximately £42,083 of income, less cost of sales, this year.

Our coffee shop is a welcoming space with great coffee, tasty snacks and friendly service.

It's the ideal place to meet friends or work remotely, with a warm community atmosphere. And it's open daily from 8am to 7pm, except Christmas Day and Boxing Day.



Room Hire

Room hire is available from just £10.50 per hour, with three flexible spaces to suit a range of needs.

Our Studio Space on the lower ground floor is ideal for events, classes and conferences, with stairlift access available.

Two first-floor meeting rooms offer boardroom-style layouts for 4–10 people, with Wi-Fi, presentation screen, and catering is available.



Your Support

Thank you to the amazing Trusts and Foundations, individuals, local councils and organisations that supported us this year. Because of your generosity, young people in Cornwall will have a safe space to call home.

When we launched the Raise the Roof campaign last year, the community stepped up and raised funds to cover £100,000 project costs to replace the roof on Morris House.

Your Help, Their Future Campaign

Having gained planning permission to convert existing underused space on our site into four new homes we launched Your Help, Their Future Campaign.

This ambitious project will create four new self-contained flats on our site for young people at risk of homelessness, giving them the security and support they need to build brighter, more independent futures.

The campaign aims to raise £250,000 and was kickstarted by the Duke of Cornwall's Charitable Foundation, whose generous £70,000 donation provided vital early momentum.



With the generous grants, donations and individual support we've received from the Charles Reynolds Foundation, Cornwall Community Foundation (CCF), Garfield Weston Foundation and the town and parish councils across the county, plus many others, we are on track to hit our target within the first month of 2026.

Their commitment, alongside the generosity of our wider community, is helping us provide much needed homes for young people who would otherwise have nowhere else to go.



Community Events

Throughout the year we held our annual Open Day, a Will Keating and Friends concert, a Silent Auction and, to end the year, a special concert with Rhys, The Night Church Pianist.

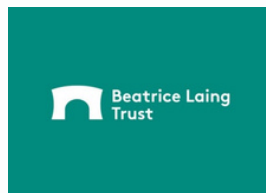
Without the generosity of these performers and the incredible support of our community, projects like Your Help, Their Future would not be possible.

With the funds we have secured, work has already started on the four flats, with the first one to be completed in February 2026.



GRANTS AND DONATIONS

We are grateful to the following organisations who have generously funded our charitable work during 2025.



- The Duke of Cornwall's Charitable Foundation
- Cathedral Builders
- Timber Mill
- Newlyn Gaiety Girls
- Councillor Brian Clemens
- Howdens Penzance
- The Cornwell Charitable Trust
- St Austell Town Council
- Hayle Town Council
- Carn Brea Parish Council
- Camborne Town Council
- St Just in Penwith Town Council
- Sennen Parish Council
- St Ives Town Council
- Ludgvan Parish Council
- Penzance Lions Club
- St Buryan and Lamorna Parish Council
- Sancreed Parish Council
- D Law Scaffolding
- JR Flat Roofing
- Shekinah Church Penzance
- Cornwall Mark Masons
- Cornwall Masonic Charitable Foundation
- E P Glazing
- All Saints Church – Marazion
- Percy Bilton Charity

YHR 2025 - Our People, Our Purpose

At YMCA Cornwall, HR is more than a support function, it's the heartbeat of our mission to create thriving communities.

By investing in our people, we try to ensure that every member of staff feels valued, supported, and equipped to deliver exceptional services.

INVESTORS IN PEOPLE (IiP) Standard

We are proud to continue to uphold the Investors in People (IiP) accreditation, this is a mark of excellence that continues to reflect our commitment to continuous improvement in people management.

This framework is embedded in everything we do; ensuring fair recognition, open communication, robust learning and development opportunities. It's how we lead, support, and motivate our teams to achieve strategic goals and make a lasting impact.

Wellbeing at the Heart

Our wellbeing initiatives are central to creating a workplace where people can thrive. This year, we've achieved:

- **Mental Health Support:** Trained Mental Health First Aiders across our sites, providing confidential, accessible support for staff and residents facing stress, anxiety, or personal challenges. We have made access to support easier by providing an Employee Assistance Programme which provides confidential advice and guidance on personal health, financial or Housing matters and access to online counselling – all included
- **Flexible Working:** We have successfully embedded flexible and hybrid working patterns where operationally viable, improving work-life balance and job satisfaction.
- **Proactive Wellbeing:** Delivered regular campaigns and check-ins focused on physical health, financial resilience, and positive mental health, because we believe employee wellbeing is the foundation of outstanding service.

Looking Ahead



HR Roadmap 2026 Empowering People, Driving Excellence



Building a stronger future together.

Financial Overview

2025

YMCA Cornwall is proud to be an independent, self-funding charity, rooted in the local community and committed to helping young people across West Cornwall thrive.

We're pleased to report a surplus of £117,468 for the year ending 31 March 2025 — a significant turnaround from last year's deficit. This positive result is thanks to strong financial management, successful fundraising efforts, and the continued hard work of our staff.

This surplus puts us in a strong position to reinvest in future projects that directly benefit young people, supporting our goal of expanding and improving the services we provide.

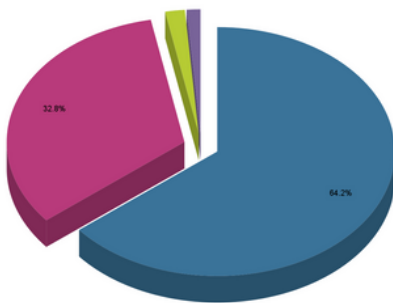
One of the year's biggest achievements was the replacement of the roof at Morris House, completed in summer 2024. Made possible through a successful fundraising campaign. It ensures we can continue to provide a safe and weatherproof home for the young people in our care and maintain the quality of our supported housing.

Like many organisations, we've felt the effects of the ongoing cost of living crisis. Rising energy prices and general inflation have placed added pressure on our day-to-day costs, particularly in running our supported housing service. Despite these challenges, careful planning and ongoing support from our funders and partners have helped us maintain financial stability.

Looking ahead, we're excited about two major housing developments already in progress: the conversion of the upper dance studio into three one-bedroom flats, and the creation of a new flat within Appletree House. These new homes will provide much-needed accommodation for young people and help strengthen our long-term financial sustainability.

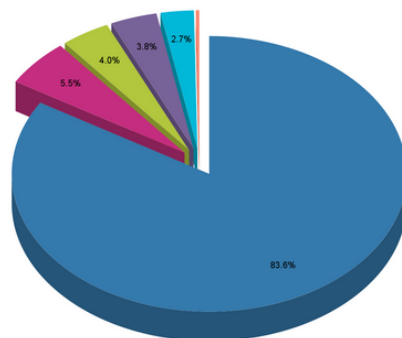
As ever, we remain focused on managing our resources carefully, making sure every pound goes as far as possible in supporting our mission. We're incredibly grateful to everyone who has supported us this year — from those who've donated, to those who've given their time, energy, or encouragement.

Expenditure 2024/25 £1,156,233



Direct Costs - Charitable Activities Support Cost - Charitable Activities Gift Aid Governance costs

Income 2024/25 £1,273,701



GET IN TOUCH

 @YMCACornwall  @YMCA_Cornwall

01736 334820

penzanceadmin@ymcacornwall.org

YMCA Cornwall,
The Orchard, Alverton, Penzance TR18 4TE

Registered in England No. 3684583 Charity Number 1073674