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The City Bridge Trust

Investing In Londoners: Application for a grant



About your organisation

Name of your organisation: City YMCA London	
If your organisation is part of a larger organisation, what is its name?	
In which London Borough is your organisation based? Hackney	
Contact person: Mr. Chris East	Position: Director of Development
Website: http://www.cityymca.org	
Legal status of organisation: Registered Charity	Charity, Charitable Incorporated Company or company number: 1053864
When was your organisation established? 26/03/1996	

Grant Request

Under which of City Bridge Trust's programmes are you applying? Making London More Inclusive
Which of the programme outcome(s) does your application aim to achieve? Work supporting young disabled people (aged 16-25) in the transition to adulthood and/or independent living
Please describe the purpose of your funding request in one sentence. To adapt six rooms at the recently acquired Monarch Court, providing hostel accommodation for disabled young people, supporting their transition into adulthood and independent living
When will the funding be required? 17/09/2014
How much funding are you requesting? Year 1: £100,000 Year 2: £0 Year 3: £0 Total: £100,000

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Aims of your organisation:

City YMCA, London has a vision of a world where young people are equipped to create a future of their own choosing. We provide residential accommodation, a range of support services and accredited training that enables at-risk young people to build a future in which they can make informed and supported choices.

The objects of City YMCA, London as defined in paragraph 4 of the Memorandum include:

- To provide, improve and manage (whether directly or in association with others) housing or hostels providing residential accommodation for people (particularly young people) in necessitous circumstances upon terms appropriate to their means.
- To provide or assist in the provision, in the interest of social welfare, of facilities for recreation or other leisure time occupation for men, women and children with the object of improving their conditions of life.

Main activities of your organisation:

From emergency beds and supported longer-term accommodation through to outreach youth work, City YMCA provides young people with a stable home, training, skills and the confidence to go on to lead independent and fulfilled lives. We work with young people who are homelessness, domestic violence and family breakdown. Who suffer from poor mental health, substance misuse, are unemployed, on probation or involved in gangs and violence.

Our two main areas of focus:

Safe and secure 1:1 supported accommodation

Detached Youth work including:

- Street Yise - workshops offering a positive alternative to street culture, diverting young people away from drug use, crime and identifying issues with gangs, guns and knives
- Youth Engagement Programme - in partnership with the Metropolitan Police's Stop and Search initiative
- Parenting and Family Support schemes - improve relationships between young people and their families
- A Youth Development Programme - Supporting young people to develop and create their own employment, whilst providing volunteering opportunities

Number of staff

Full-time:	Part-time:	Management committee members:	Active volunteers:
22	13	17	75

Property occupied by your organisation

Is the main property owned, leased or rented by your organisation?	If leased/rented, how long is the outstanding agreement?
Leased	15 years

Summary of grant request

Homelessness is a particularly disruptive, frightening experience for any young person on the point of adulthood, more so if they are disabled. Those who experience homelessness at a young age are at much greater risk of developing complex problems later in life.

City YMCA London offers a safe, secure home in Islington with detached youth projects reaching across Hackney, Tower Hamlets and Newham helping at-risk young people move to independence. But our 114 bed Errol Street hostel is no longer fit for purpose and we have made significant progress on plans to redevelop the site with a 146 bed improved facility. Planning permission has been granted, the freehold secured and £13.1 million committed against costs of £15.9 million.

Therefore, there is now an urgent need to provide alternative accommodation to residents during the two year development period. We have now secured planning permission and agreed lease terms on Monarch Court, a redundant Care Home in Hackney Wick that will make an ideal alternate hostel provision during the redevelopment period. After that the Housing Strategy Team in Hackney will support the use of Monarch Court as a homelessness hostel for their young people for the remainder of the 15 year lease. They are also considering the possibility of funding further intensive support needs.

Monarch Court will require significant refurbishment before occupation. Our plans include converting non-residential spaces to create 87 beds including six fully accessible bedrooms for young people with disabilities. Conversion will include new handrails, bathrooms, kitchens and furniture with adaptations to communal areas including wider doors. These are much needed statutory requirements that our current hostel is unable to provide. £859,125 has already been secured from the Greater London Authority and we are now seeking to raise £135,000 to cover the costs of creating six fully assessable bedrooms and kitchens.

With a forty year track record of effectively working with disengaged young people, City YMCA believes we are the right organisation to do this work. We have established relationships in place with delivery partners that include being the lead provider of hostel accommodation for 16-25's and lead provider of targeted and outreach based work to at-risk young people in Islington, Hackney, and Tower Hamlets. We also have an excellent reputation with the Metropolitan Police in and beyond Islington.

A full range of policies are in place including safeguarding and monitoring and evaluation processes that allow us to deliver Local Authority contracts. We are a recognised investment partner with the GLA's 'Building the Pipeline' Programme and lead provider on the Empty Homes Plan to provide move-on beds for 24 young people in Tower Hamlets by March 2015.

We meet the Trusts programme outcomes at Monarch Court as the disability access adaptations will enable City YMCA London to provide a home to support disabled young people in their transition to adulthood.

We meet the Trust's 'Good Practice' principles as follows:

- Regular resident engagement forums, attended by staff and trustees allow for an on-going consultation with all young people. A young people co-production group opens lines of communication and enables joint project working. It allows young people to become ambassadors projecting an external youth face to the organisation.
- 85% of our young people are from BAMER communities and our diversity and equality policies affirm our diversity values.
- We have a structured volunteer, internship and student placement programme in place.
- Our new building will include a 40% reduction in carbon emissions, solar panels, combined environmental heat and power systems, water harvesting and has achieved a BREEAM excellent status. A car free strategy promotes cycling, walking and public transport.

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If you need any planning or other statutory consents for the project to proceed, what stage have the applications reached?

We have received planning consent, have signed off on the lease and are currently in process of tendering for works. No other consents are now required aside from funding.

Do you have a Vulnerable Adults policy? **No**

What Quality Marks does your organisation currently hold?

Outputs and outcomes

What are the main activities or outputs you want to deliver? Please include no more than 5. By activities or outputs we mean the services, products or facilities you plan to deliver. If you plan to deliver work over more than one year you should include activities over the full grant period requested. Try to be specific.

87 new bed units of supported living accommodation that matches young people's needs

6 units of supported living accommodation for young disabled users

Hostel accommodation in London at Monarch Court over a 15 year period with 1:1 support for at risk young people in Hackney

87, including 6 young people with disabilities supported to access education, training and employment opportunities, enabling them to move forward with their lives

87, including six young people achieved skills to live independently and manage their own tenancies

What main differences or outcomes do you hope the activities you have described above will achieve? Please include no more than 5. By differences or outcomes we mean the changes, benefits, learning or other effects that result from the work your project would deliver. These might be for individuals, families, communities or the environment.

Young people at risk, including those with disabilities, will have increased self-confidence, dignity, aspirations and well being.

At-risk disabled young people meaningfully engaged through routes to employment, job and interview skills, education and positive recreational activities

Young people learning to manage their finances, manage a tenancy and live independently

Learning to live together for both able and disabled young people, breaking down stereotypes and barriers between able and disabled people - 87 per year

Increased community cohesion with a decline in reoffending rates

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Do you plan to continue the activity beyond the period for which you are requesting funding? If so, how do you intend to sustain it? If not, what is your exit strategy?

The grant is for capital costs to convert six rooms at Monarch Court for disabled adaptations. Ongoing costs will be initially funded through Housing Benefit by Islington Borough Council and are then agreed to be picked up by Hackney Council after the first two year. The option to extent our lease will be considered.

Who will benefit?

About your beneficiaries

How many people will benefit directly from the grant per year?

116

In which Greater London borough(s) or areas of London will your beneficiaries live?

Islington (75%)

Hackney (13%)

Tower Hamlets (10%)

Newham (2%)

What age group(s) will benefit?

16-24

What gender will beneficiaries be?

All

What will the ethnic grouping(s) of the beneficiaries be?

A range of ethnic groups

If Other ethnic group, please give details:

What proportion of the beneficiaries will be disabled people?

1-10%

Funding required for the project

What is the total cost of the proposed activity/project?

Expenditure heading	Year 1	Year 2	Year 3	Total
Room adaptations	694,000	0	0	694,000
Kitchen adaptations	179,000	0	0	179,000
Communal area adaptations	130,000	0	0	130,000
Professional fees: design and survey	147,000	0	0	147,000
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
TOTAL:	1,150,00	0	0	1,150,00

What income has already been raised?

Source	Year 1	Year 2	Year 3	Total
Greater London Authority	859,125	0	0	859,125
Anchor (Landlord's Contribution)	107,500	0	0	107,500
	0	0	0	0
	0	0	0	0
TOTAL:	966,625	0	0	966,625

What other funders are currently considering the proposal?

Source	Year 1	Year 2	Year 3	Total
City Bridge Trust	100,000	0	0	100,000
Trusthouse Charitable Trust	30,000	0	0	30,000
The Screwfix Foundation	5,000	0	0	5,000
	0	0	0	0
TOTAL:	135,000	0	0	135,000

How much is requested from the Trust?

Expenditure heading	Year 1	Year 2	Year 3	Total
For DISABILITY ABUTATIONS in 6 bedrooms	0	0	0	0
Room adaptations	70,000	0	0	70,000
Kitchen adaptations	14,000	0	0	14,000
Communal area adaptations	12,000	0	0	12,000
Professional fees: design and survey	4,000	0	0	4,000
	0	0	0	0
	0	0	0	0
TOTAL:	100,000	0	0	100,000

Finance details

Please complete using your most recent audited or independently examined accounts.

Financial year ended:	Month: March	Year: 2014
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Income received from:	£
Voluntary income	387,434
Activities for generating funds	85,023
Investment income	15,958
Income from charitable activities	1,515,801
Other sources	
Total Income:	2,004,274

Expenditure:	£
Charitable activities	1,759,312
Governance costs	31,463
Cost of generating funds	
Other	
Total Expenditure:	1,790,775
Net (deficit)/surplus:	213,441
Other Recognised Gains/(Losses):	2,065
Net Movement in Funds:	215,506

Asset position at year end	£
Fixed assets	788,429
Investments	97,000
Net current assets	601,232
Long-term liabilities	
*Total Assets (A):	1,486,661

Reserves at year end	£
Endowment funds	
Restricted funds	
Unrestricted funds	1,486,661
*Total Reserves (B):	1,486,661

* Please note that total Assets (A) and Total Reserves (B) should be the same.

Statutory funding

For your most recent financial year, what % of your income was from statutory sources?
c.90% (in the form of housing benefit income for hostel residents)

Organisational changes

Describe any significant changes to your structure, financial position or core activities since the date of your most recent accounts:

Previous funding received

Please list the funding received by your organisation from the following statutory sources during the last THREE years.

	2012 £	2013 £	2014 £
City of London (except City Bridge Trust)	0	0	0
London Local Authorities	2,920,928	2,006,423	0
London Councils	0	0	0
Health Authorities	6,523	0	0
Central Government departments	33,994	0	10,000
Other statutory bodies	13,398	0	0

Previous grants received

Please list the grants received by your organisation from charitable trusts and foundations (other than City Bridge Trust) during the last THREE years. List source, years and annual amounts. Please include the 5 largest only.

Name of Funder	2012 £	2013 £	2014 £
Big Lottery Advice Services	0	59,292	0
Laing Family Trusts	0	0	33,333
Awards for All	0	9,930	0
The Young Entrepreneurship Program	0	18,000	0
Football Foundation	17,838	0	0

Declaration

I confirm that, to the best of my knowledge, all the information I have provided in this application form is correct. I fully understand that City Bridge Trust has zero tolerance towards fraud and will seek to prosecute and recover funds in every instance.

Please confirm: Yes Full Name: **Christopher East**

Role within **Appeal Director**
Organisation: