

**DEPUTION FOR MONDAY DECEMBER 9th CULTURE & ENVIRONMENT
SCRUTINY COMMITTEE**

Wp ref: db/2024 12 05 YMCA DEPUTION FOR MONDAY DECEMBER 9th CULTURE.

SUMMARY

Please note I have asked if a YMCA staff member may come with me.
Below I include the closure notice sent to members on December 2nd inst.

I will outline the services provided by the Central YMCA and point out that Camden provided support when it was being built in Great Russell Street.

I will ask the Council to take concrete steps to try to prevent its proposed sale & closure.

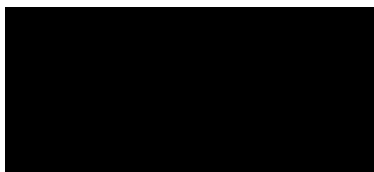
These probably unusual steps are as follows, and similar to those being taken regarding the proposed sale and closure of the Jubilee Sports Hall in Covent Garden. I am not a lawyer and may have omitted items:

That Camden Council:

1. Analyse the Memorandum & Articles of below to ascertain by what mechanisms the Central YMCA (CY) trading & charity are able to dispose of their assets. I attach the relevant documents
2. Request from the CY Board the minutes of the relevant meetings where this decision was made and a) on what grounds, and b) by which sections of their Mem & Arts, based upon 1 above;
3. Write immediately to the Charity Commission requesting the grounds upon which the CC has agreed this proposed sale. The CC has strict rules on the sale of charity assets;
4. Write similarly to Companies House (if found to be relevant);
5. Ask the CY why members were not asked to a general meeting to propose solutions to their financial situation
6. Following the above asses what Camden and others may do to prevent the sale & closure of the CY.

If Camden cannot do the above, make funds available to instruct Keystone Law to do same (and whatever else in their opinion may be required).

Please note that Keystone Law are carrying out the same exercise regarding the same situation with the Jubilee Sports Hall. They are instructed by the Covent Garden Area Trust & the Covent Garden Community Association.



December 5th 2024



Central YMCA
112 Great Russell Street
London, WC1B 3NQ
t. +44(0)27343 1844
f. +44 (0)84 3221 1550
info@ymca.co.uk
ymca.co.uk

02.12.2024 *by email*

Dear David,

I am writing with some important news about the future of the Central YMCA Club site at 112 Great Russell Street.

For a number of months, the trustees and senior leadership team at CYMCA have been conducting a strategic review to determine how best to deliver for our beneficiaries in light of the mounting challenges facing the charitable sector.

With demographic changes in the city centre; the ageing of the Club building and accessibility and spacing issues; changes to health & wellbeing practices, and soaring site maintenance costs, it has become clear that the cost of operations at the Club are now not being covered by the number of members the Club can sustain.

Therefore after much consideration and with the best interests of the charity and our beneficiaries at heart, we have completed the sale of the 112 Great Russell Street site.

We want to continue to break down barriers to access and education, and to meet the needs of the less privileged and under-represented in ways that will prove most valuable to them. This sale will allow us to reinvest in more sustainable, impactful, and forward-looking ways of broadening our service provision, better serving both existing and new communities.

This means that the Central YMCA Club at 112 Great Russell Street will cease trading on 7th February 2025

We understand that this will be an unnerving message to receive and we want to assure you that we are working very closely with our leisure providers in the Borough and surrounding area to ensure the continuance of provision, though we recognise that this will look different for each of you.

Further communications will follow over the coming days in regard to all the options available. However, we understand how valued the services are that are delivered from the Club for your wellbeing. We have therefore arranged for staff to be available to discuss this with you in more detail on the following dates:

Wednesday 4th December 10am - 2pm
Tuesday 10th December 10 am - 2pm.

Those members that have paid in full or by Direct Debit, your existing membership will include access to our gym facility at Moorgate, more details can be found here: [Moorgate Fitness Club](#).

Those on annual + PAYG will not be eligible on their current rates.

I know this will come as a shock to many of you and I apologise for any inconvenience or distress this may cause you. If you have any questions, please do direct them to Bella Colafrancesco and Andrew Erwich at membership.enquiries@ymca.co.uk.

Yours sincerely,

Ryan Palmer
Chief Executive
a world of good

Received 05.12.24



Dear Members,

Thank you for reaching out to us following the announcement on Monday in regards to the sale and pending closure of 112 Great Russell Street.

We have received a number of enquiries and where appropriate we will respond to those individually, but in the interests of full transparency, we also wanted to take the opportunity to address some of the most frequently asked questions.

We are deeply touched by the many positive and supportive comments that have been made online expressing gratitude and recognition of the long-serving work Central YMCA has fulfilled in Camden and across local communities over the years. Our commitment to this remains unwavering and we look forward to continuing that work in other guises long into the future.

On the future of Central YMCA:

Query	Response
Is Central YMCA closing for good?	Central YMCA has not shut down – we have announced the sale of our Club site at 112 Great Russell Street only. Our operations, including our education services and programmes across the country, will still continue and we still have CYMCA club sites at Kings Cross and Moorgate .

In regards to cancellations and reimbursements:

Query	Response
Will you reimburse my PIF membership?	Yes. Reimbursement will be calculated on a pro rata basis based on cancellation date and/or closure date. Normal cancellation policy of one month's notice will stay in effect until 7 th January 2025.
How will reimbursements be calculated?	Refunds will be calculated pro rata on cancellation date or close of site - where we have appropriate bank details on file.
Membership end at closure date, pro-rated	Any member who does not transfer or cancel their membership ahead 7 th January 2025 will have any outstanding balance on their membership term refunded where we have appropriate bank details on file.
Where can I find the cancellation policy?	You can find the cancellation policy at section 18 in our Terms and Conditions here: Terms and Conditions - Central YMCA Club
Will usual cancellation policy apply?	The standard cancellation policy outlined in our terms and conditions (Terms and Conditions - Central YMCA Club) will apply until 7 th January 2025, requiring one month's notice. From January 8 th 2025, the notice period in the cancellation policy will be waived.
What are our wider membership options?	<p>Moorgate membership will be included in all Club memberships until closure.</p> <p>Options to transfer to KX and or Moorgate will be made available before Christmas.</p> <p>Cancellation, termination and/or refunds are available as indicated in other responses.</p> <p>We are actively negotiating with local partners to explore other options for our current members. We will update on these as/when they become available.</p>
Cancel post DD run January	DD payments will cease after the January payment run and cover attendance up until closure on 7 th February 2025.

Is my DD transferrable to Moorgate?	Yes, absolutely. The Moorgate facility is now included in your membership to CYMCA Club.
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On the future of 112 Great Russell Street:

Query	Response
Will the site be open as usual until 7th February?	Yes, the site will be open as usual until end of day on 7 th February 2025.
Has the sale gone through	Yes. The sale has been fully completed.
Who has the building been sold to?	The site has been sold to Criterion Capital, a real estate developer that owns and operates multiple sites across London, including hotels.
Will it remain a gym/pool?	The future of the site will be subject to the new owners and/or council decision in regards to change of use.

In regards to nearby facilities:

	Response
another YMCA pool	YMCA St Paul's Group manages Hampton Pool , known as "S West London's best kept secret" situated next to Royal Bushy The main pool is 36 metres long plus a learner pool dedicated children and their parents.
for programme of at Moorgate/KX	Details of these class schedules will be released pre-Christmas
Moorgate or KX have any other pools?	No. There is a YMCA pool with the St. Pauls Group and pools to the current Club facility at Oasis, Endell Street & Marshall & operated by other providers.
Moorgate be the same price as Jubilee Hall?	Current RRP is £49.95 per month, concessions are available.
Can you recommend any other sites?	Our sites in Moorgate and KX . Jubilee Hall Trust .

	The closest facilities to the Club site are Oasis, Marshall Street & Nuffield Health
Can I use other YMCA facilities	All YMCA groups operate as independent businesses, so this is not currently possible. However, you will be able use Central YMCA's facilities at Moorgate and KX.

With regards ongoing provision and services:

	Response
older adult, where can I go to classes?	We are currently in negotiation with local providers to ensure continuance of older adult provision. We will also be running classes out of our Moorgate and KX facilities. Details of these class schedules will be released pre-Christmas. We will not be in a position to release a full view of retained services until the staff consultation process has completed at the end of January.
able to do classes at KX?	Yes, absolutely. Details of these class schedules will be released pre-Christmas.
Health Continuance	We are still reviewing full continuance or transference of provision and will release full details this side of Christmas, but the hope is to be able to continue Positive Health out of our KX site.

Other:

	Response
so much money spent on repairing the pool?	Repairing the pool was considered imperative to continue service provision, unfortunately the loss of ~900 members during its period of closure that did not return on re-opening compounded the financial challenges faced by the building's operation.
happen to the staff	We are going through a consultancy process currently and can determine the outcomes of this but we will retain as many staff as are able.

Can we save the facility?

Regrettably this is not a feasible scenario. The sale has been completed, and the rising costs, declining utilisation and projected maintenance costs make continued operations untenable.

Sincerely,

Andrew Erwich and Bella Colafrancesco

On behalf of Central YMCA

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