



**LEEDS HOUSING CONCERN**  
2018 ANNUAL REPORT



## CENTRAL OFFICE STAFF

Chief Executive  
**Janet Spencer**



Janet

Finance Director  
**Alan Marriott**



Alan

Beacon Project  
Team Co-ordinator  
**James Allen**



James

LHC Services Co-ordinator  
**Jenn Bravo**



Jenn

Development Manager  
**Sharon Brown**



Sharon

Operational  
Support Manager  
**Frank Vaughan**



Frank

Senior Manager  
**Jocelyn Bass**



Jocelyn

Senior Manager (Beacon)  
**Lesley Sendall-Long**



Lesley

Supporting Team  
**Val Deville**

**Rasheda Gani**  
**Sangita Mason**  
**Karen Mustin**  
**Sonia Njie**  
**Triptan Passan**  
**Ray Reed**  
**Dave Vermond**

Ancillary Staff:

**Tony Gebala**  
**Maureen Jowett**  
**Derek Preston**

## A FEW WORDS FROM OUR CHAIR...

LHC is on the threshold of a new era in social housing, which presents many challenges for all stakeholders.

To ensure LHC can continue to deliver the high quality products and services that clients it has a professional and well qualified team, supported by an experienced and dynamic management team all committed to positive change.

As a Board of Trustees we will do everything we can to support their work and aims, while continuing to challenge them to achieve even more for the benefit of all our clients present and future in 2018.

The future is challenging, of that there is no question, but LHC is equipped to meet these head on. I would like to take this opportunity to thank everyone working for LHC, particularly our staff for their commitment to the organisation and their dedication to our clients.

Chair  
**Ian Livingstone**

## BOARD OF TRUSTEES

(Seated L-R)

**Michael Meadowcroft,**  
**Ian Livingstone (Chair),**  
**Janice Chattaway (Vice Chair)**  
**& Matt Seward**

(Back row L-R)

**Martin Ford, Chris Wright,**  
**Daniel Penman &**  
**Mike White**

Also on the Board

**Emily Tebbs-Ogotu**





## CHIEF EXECUTIVE'S ANNUAL REPORT

The last year has been one of incredible success for LHC as we have consolidated previous improvements and won a series of high profile contracts across all our services that will provide a sustainable future for the organisation.

Successfully blending high quality housing for those at the margins of society while developing our social enterprise services further enhances our reputation as both a partner and provider of choice for many leading commissioners either as a sole provider or in consortia with our valued partners.

Carr Beck remains unique as a centre for women who continue to drink while recovering from abuse and addiction. Seacole is the only emergency accommodation for young people in Leeds which works closely with the Flagship service we provide in consortia with our partners Gipsil and Foundation.

Flowerpots, our pre-school nursery celebrated its first ever OFSTED report and was awarded GOOD, while looking after more children. Meanwhile, Clean Start, is often first choice provider of deep cleaning services in Leeds tackling the hoarding jobs many others refuse and offering sustainable employment for the team. It can now expand its decorating service thanks to a donation of £15,000.

Like never before we are focused on doing more with less in the future. And we will be able to achieve this having been awarded the Beacon service as lead partner in consortia with Touchstone and Foundation. Designed to help the homeless in Leeds turn their lives around, in its first six months we supported 384 clients.

These reflect our strong Leeds-based heritage. But I always push the team to do more; in 2018 we will have the chance to prove what we are capable of. We successfully won the Housing Sustainable Pathway to provide housing related support to 175 single people or couples and 60 families facing homelessness in Wakefield. This is our first venture outside Leeds, but we are confident it will be the first of many.

Our success is set against an increasingly worrying backdrop of tighter fiscal control, greater scrutiny and funding uncertainty, which makes it vital that we seek and win work beyond Leeds.

Universal Credit will be implemented in Leeds this year affecting our clients and demanding an agile, creative response from our teams and partners. In April 2020 local authorities will be given a fixed budget ring fenced for long-term supported housing. This gives us little time to prepare a response or strategy to implement however, we are lobbying to be consulted in conjunction with our partners.

Added to this uncertainty no one knows how Brexit will affect our funding and our ability to support our clients.

For this reason, we have spent a lot of time looking to the future to safeguard the organisation, our teams and clients.

To continue providing high quality, sustainable housing support from April we will have both a new name and new website. Our new name will better reflect our ethos and ambition, while our new website will enable us to do more, better with less. It will be informative, promote us beyond our natural base, hold us to account and allow clients and other stakeholders to contact us.

There are challenges ahead, but the organisation is now well placed to take advantage of the opportunities to create a more sustainable future for our team and clients.

Chief Executive  
**Janet Spencer**



**Summary Income & Expenditure Account (to 31st March 2017)**

	Filed Accounts 2017 (£)	Excl Pension Liability 2017 (£)	Filed Accounts 2016 (£)	Excl Pension Liability 2016 (£)
<b>INCOME FROM:</b>				
Donations and legacies	780	780	21,041	21,041
<b>Charitable activities:</b>				
Contract funding	1,443,484	1,443,484	1,513,884	1,513,884
Income from rent	1,903,085	1,903,085	1,864,122	1,864,122
Investments	24,000	24,000	25,001	25,001
<b>Total</b>	<b>3,371,349</b>	<b>3,371,349</b>	<b>3,424,048</b>	<b>3,424,048</b>
<b>RESOURCES EXPENDED :</b>				
Raising funds	21,159	21,975	21,975	21,975
<b>Charitable activities:</b>				
Support Services	1,510,835	1,453,835	1,592,829	1,531,829
Housing Management	1,771,193	1,771,193	1,762,745	1,762,745
Day Care Services	0	0	0	0
Other Charitable Services	19,771	19,771	23,248	23,248
<b>Total Outgoing Resources</b>	<b>3,322,958</b>	<b>3,266,774</b>	<b>3,400,797</b>	<b>3,339,797</b>
<b>Net Incoming / (Outgoing) Resources</b>	<b>48,391</b>	<b>104,575</b>	<b>23,251</b>	<b>84,251</b>

**Summary Balance Sheet as at 31st March 2017**

	Filed Accounts 2017 (£)	Excl Pension Liability 2017 (£)	Filed Accounts 2016 (£)	Excl Pension Liability 2016 (£)
<b>Assets:</b>				
Tangible Assets	281,311	281,311	291,283	291,283
Investments	155,001	155,001	155,001	155,001
Current Assets	429,884	429,884	340,233	340,233
<b>Current Liabilities:</b>				
Creditors – amounts falling due within one year	228,679	228,679	246,675	246,675
<b>Net Current Assets</b>	<b>201,205</b>	<b>201,205</b>	<b>93,558</b>	<b>93,558</b>
<b>Total Assets less Current Liabilities</b>	<b>637,517</b>	<b>637,517</b>	<b>539,842</b>	<b>539,842</b>
Creditors – amounts falling due after one year	47,515	47,515	55,231	55,231
<b>Total Assets excluding pension liability</b>	<b>590,002</b>	<b>590,002</b>	<b>484,611</b>	<b>484,611</b>
Defined pension scheme liability	276,000	0	339,000	0
<b>Net (Liabilities)/Assets incl pension liability</b>	<b>314,002</b>	<b>590,002</b>	<b>145,611</b>	<b>484,611</b>
<b>Represented by:</b>				
Restricted Funds	204,556	204,556	235,551	235,551
Unrestricted Funds	385,446	385,446	249,060	249,060
Pension Reserve	(276,000)	0	(339,000)	0
	<b>314,002</b>	<b>590,002</b>	<b>145,611</b>	<b>484,611</b>

During the 2016-2017 financial year the organisation successfully managed challenging financial conditions but also looked forward to new opportunities. The new Men's restructured project is doing exceptional work as are all our other projects. The organisation looks forward to the success of the new Beacon service which serves, through supported housing, the homeless in Leeds. We also continue to be very successful with the Flagship partnership project. The Flowerpots Day Nursery venture is now well into its third year and has successfully achieved Ofsted rating of "Good", this is exceptional for a new nursery.

As is the norm for the times the organisation received no increase in funding for the projects managed during the year. The positive results achieved during the 2016-2017 financial year are a credit to every staff member within the organisation.

The organisation continues to look at other funding options from all regions in Yorkshire together with fundraising activities aimed at the private sector, philanthropic organisations and individuals.

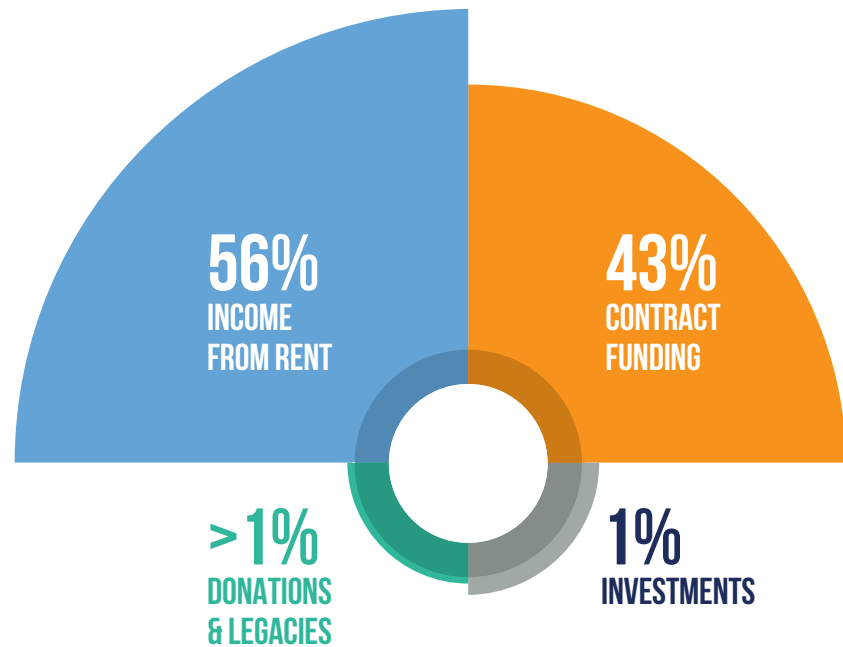
The stand-alone SOFA of the main charity made a surplus of £168,391 in the year, the subsidiary Flowerpots Day Nursery Limited made a loss in the year of £16,533.

As a result of the charity having to comply with the requirements of FRS17 Retirement Benefits within this year's financial statements, we are required to report the pension liabilities for the legacy staff from Leeds City Council that are members of the West Yorkshire Pension Fund (WYPF). The WYPF scheme is presently reporting a deficit, however, due to the long term nature of pensions this deficit is understood by the regulatory bodies such as Companies House and the Charities Commission to have little or no impact on the viability of the charity.

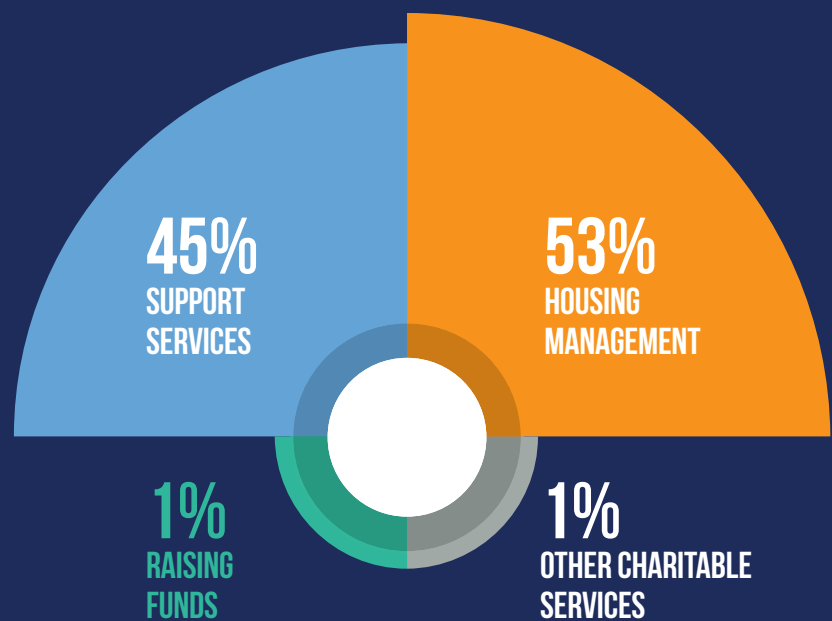
The summary reports also show the performance of the charity excluding the impact of the reporting requirements of FRS17 Retirement Benefits.

The financial statements were approved by the board on 7 November 2017 and were filed with Companies House and with the Charity's Commission on 9 November 2017. They are required to be prepared in accordance with the requirements of the Statements of Recommended Practice (SORP) 2005 issued by the Charity Commission.

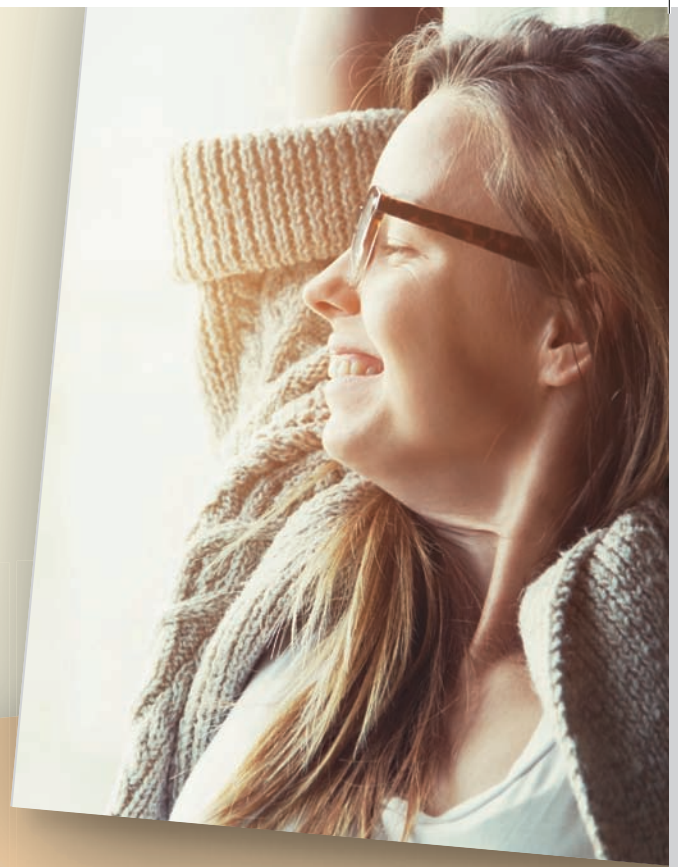
## INCOMING FROM



## EXPENDITURE ON



Leeds Housing Concern is dedicated to helping people at the margins of society and those shunned by society. Carr Beck is unique and a leap of faith by all stakeholders. It is a wet hostel for women who have seen their lives disintegrate due to alcohol abuse, but don't feel able to give it up completely. *Lizzie* and *Susan* explain how Carr Beck has helped them Turn Their Lives Around.



## LIZZIE'S STORY

Lizzie was always getting into trouble with the police thanks to her addiction.

"I used to go out drinking with friends in Leeds and would get into trouble with the police for shoplifting and anti-social behaviour. This was unsettling and problematic for my family so I moved into Carr Beck. My keyworker Eileen and I drew up an Alcohol Plan and I agreed to keep my alcohol in the office, so they could log how much I was drinking.

Within weeks I began to feel the benefits of sticking to the Plan. My behaviour, health and wellbeing improved and I stopped meeting my old drinking pals in Leeds.

But I wanted to reduce my alcohol intake further. I started going to Dual Diagnosis meetings with Forward Leeds and now I am working towards detox and rehabilitation.

## SUSAN'S STORY

Susan turned to alcohol after suffering domestic abuse. We helped her take the first step in her rehabilitation. She completed a detox, moving first into the community before returning to her family home.

She has been sober for 10 months and not only attends, but organises and hosts alcohol meetings acting as a mentor for others.

Now she wants to get a job. We helped her create a CV. This allowed Susan to apply as a volunteer at the British Heart Foundation and then at a doctor's surgery dealing with other alcohol addicts.

An Alcohol Plan is a contract of controlled alcohol use agreed between client and keyworker. They decide on the choice of drink and how much they will need within a 24-hour period, with the aim of reducing over time to safer levels. Clients are to choose low alcohol drinks, and their intake is monitored. The Alcohol Plan is adjusted to suit the needs of the client as their drinking levels reduce.



Leeds Housing Concern has been appointed the sole provider of The Housing Sustainment Pathway in Wakefield, the first time the organisation has won a contract outside Leeds. Sustain Wakefield will help people to maintain their accommodation and will prevent homelessness.

## SET TO **SUSTAIN WAKEFIELD**

Leeds Housing Concern, which changes its name to *Turning Lives Around* (TLA) on 1 April 2018, won the contract based on its track record of successfully preventing homelessness for vulnerable people and those at the margins of society through innovative support.

Sustain Wakefield is based in St Catherine Church Centre, will support 175 single clients, 60 couples and families across the Wakefield District. The support will include helping clients to keep and maintain their existing accommodation through accessing benefits and budgeting, developing housing management and social skills.

Service users will be encouraged to work with landlords, family mediation and plan around better access to health services, training and employment. TLA will also make referrals or signpost to other agencies where needed.

This is the first contract for TLA outside Leeds but having demonstrated to commissioners their skills and expertise in providing high quality effective services that make a difference wherever in the region they are delivered, Chief Executive, Janet Spencer, hopes it is the first of many.

In addition to a team of support workers, there is a peer support co-ordinator providing integral peer support and befriending with the aim of reducing social isolation amongst service users through a network of peer supporters.



**TURNING  
LIVES  
AROUND**



## LHC PROJECT TEAMS STAFF LIST

### Carr Beck

Manager  
Kay Stewart

Angela Dilworth  
Angela Gidman  
Leanne McShane  
Eileen Priestley  
Rachel Sheldon

Night Workers  
Rumbi Kawara  
Jabulani Nare

LHC Services Co-ordinator Jenn Bravo

### Clean Start

Manager  
Amanda Lister

Mark Brotherton  
Greg Doogan  
Patrick Githinji  
Tony Moore  
Dylon Smith

### Seacole

Manager  
Maja Milakovic

Verna Gordon  
Jordon James  
Joanne Strudwick  
Kerri Walker

Night Worker  
Laeton Grant

### Flowerpots

Manager  
Tracy Clegg

Sabina Alam  
Danielle Hall  
Shazana Hussain  
Denise Johnson  
Rebecca Lee  
Tiffany Lowe  
Daljit Ryatt  
Nina Tate  
Emma Upton  
Sarah Young

Apprentice  
Nursery Nurse  
Sandra Temple

### Flagship

Manager  
Temo Elbakidze

**Flagship North**  
Natasha Ahmed  
Grace Musinga  
Joscelyne Brown  
Natalie Hadi  
Adam Hutcheon

**Flagship South**  
James Deakin  
Jodi Haley  
Jade Henderson  
Sue Nicholson  
Michael Saran

## BEACON STAFF LIST

### Beacon Pathway

Managers  
Mia Cameron  
Clare Sanderson

Intensive Support  
Manager  
Kelly Parker

### Grace Lodge

Connie Allen  
Robin Fishwick  
Stephen Jones  
Jenny Lewis  
Lindsey Mara  
Hafsa Mahmood  
Sonia McKenzie  
Sarah Simpson

### Francis House

Ian Bailey  
Karen Blakemore  
Malaika Hamuli  
Serena Long  
Amna Rafique  
Ruth Pugh

### Oakdale House

Rose Clayton  
Angela Harding  
Mandy Kay  
Pat Lawrence  
Ben Mayor  
Steven Ward

### Beacon Night Service

Manager  
Peter Ashmore

Ebrima Badjie  
Diana Bernard  
Stephen Clark  
Paula Comstive  
Stephen Kilgallon  
Passmore Muchenjo  
Rudo Murahwa  
Ebron Nkala  
Barbara Nyamaswe  
John Ward  
David Walker

### Beacon Dispersed Accommodation

Manager  
Matthew Newman

Karen Dennison  
Piotr Gaszczyk  
Andrew Grayson  
Samantha Knight  
Lina Naik  
Felix Okyere-Boateng

Beacon House Keepers  
Pat Gidman  
Sue Watson

Beacon Project Team Co-ordinator James Allen

## LHC PARTNERS

Basis Yorkshire  
Engage Leeds  
Forward Leeds  
Foundation Housing Association  
Gipsil  
Health for All

HOMED  
LeedsActs  
Touchstone  
Wakefield Commissioners  
West Yorkshire Fire & Rescue Service

## LHC STAKEHOLDERS

Accent Housing Association  
Catch 22  
Canopy Housing  
Connect Housing  
Getaway Girls

LCC Housing Options  
LCC Adult Social Care  
LCC Children & Young People Services  
Leeds Federated Housing Association

Leeds Youth Offending Service  
Path Yorkshire  
Places for People  
Princes Trust  
St. George's Crypt  
Simply Lettings  
Specialist Autism Service  
Together Women  
West Yorkshire Police

## DONORS

Leeds Community Foundation  
Community Safety Partnership  
Transform Foundation  
Wades Trust



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