

.....**Annual Report**.....  
**2016**



*Images taken for the Change the Picture photography project*

# Our Vision

Our vision is to have the courage to shape a better future for homeless people

# Our Mission

Accommodation that inspires optimism:

- ▶ Good quality
- ▶ Safe
- ▶ Homely
- ▶ Supported
- ▶ Promoting wellbeing

# Our Values

**Together it's achievable:** We can't do it on our own and we work with others

**Inspire potential:** Everyone should be ambitious and have a grand vision for themselves

**Value success:** We appreciate our staff, volunteers and residents

**Try new ideas and be flexible:** We aren't afraid to try and fail

**Cut through barriers and open doors:** We see possibilities, reach out to all and listen

**Integrity:** We are open and honest and aim to keep our promises

More information about our work is on our website:  
[www.derventiohousing.com](http://www.derventiohousing.com)

**We believe that each and every person has potential** – the ability to fulfil his or her goals and become a better person.

This year, over 1,100 people are one step closer to becoming the best person they can be thanks to the services provided by Derventio Housing Trust.



Our vision is to shape a better future for homeless people. This means having an uncompromised focus on meeting the housing and support needs of people in our communities and providing the best services we possibly can to help them flourish and thrive.

Having a safe, secure home is a crucial starting point for people to make lasting changes to their lives, and our housing provision continues to be at the heart of our services. In 2015-16, 890 people lived in our housing and were supported with issues including welfare benefits and health.

We also continued to deliver specialist projects to support people facing difficult circumstances, and we have been proud to watch these services and the people using them grow over the past year.

You can read our aims and what we achieved in 2015-16 inside this report, alongside individual stories of some of the 1,131 people who we have helped through our services.

All of these achievements were only possible because of our staff, volunteers, supporters and donors. I extend my deepest thanks to you all for your dedication and commitment to helping others to realise their potential.

I hope you enjoy our Annual Report 2015-16.

**Sarah Hernandez, Managing Director**



Stock Photo

# Inside

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I now have a job I  
got myself and life's  
looking good!

We are extremely grateful to everyone who has shared their story for this report. Not everyone wants to have their name or photo appear in print, so we have changed some names and used stock images wherever requested.

# Why We Exist

All of our services support people to improve their health and wellbeing, increase resilience and prepare for independent living, learning and employment

Housing and support for people who are homeless or at risk of homelessness

[See more about our housing and support service on p6](#)

Support for homeless people around hospital discharge and using health services in a planned way

[See more about Healthy Futures on p8](#)

Mentoring and support to help unemployed young people to access training and employment

[See more about Talent Match on p12](#)

Skill-building and learning opportunities with mentoring and support

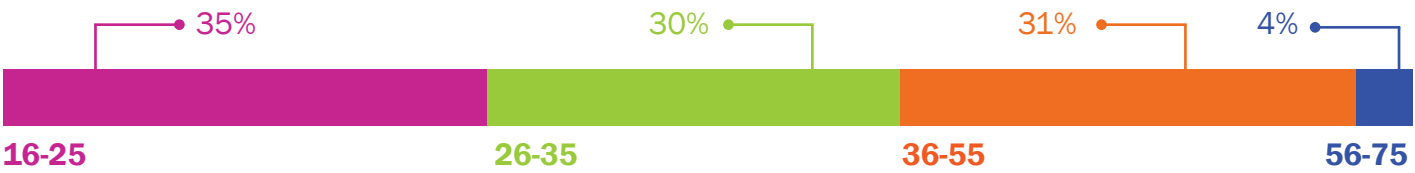
[See more about Growing Lives on p10](#)

# Our Year in Numbers

1,131

people were supported in 2015/6

## Age Breakdown



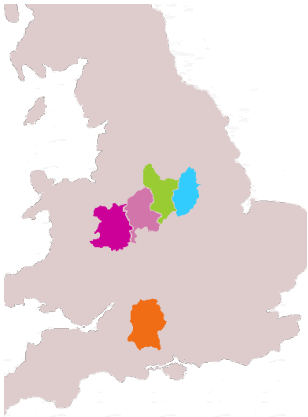
Male  
78%



Female  
22%

## 478 homes in the Midlands and South West

|     |                 |
|-----|-----------------|
| 26  | Shropshire      |
| 69  | Staffordshire   |
| 303 | Derbyshire      |
| 15  | Nottinghamshire |
| 65  | Wiltshire       |



# Housing & Support

We provide accommodation and support for people who have experienced or are at risk of homelessness. For most of the people who access our services being homeless is not the only problem they are facing. Common barriers include substance misuse, poor relationships, poor life skills, learning difficulties, mental health conditions and poor physical health.

We believe that having a safe, secure home is the first step to addressing these issues and moving on to a safer and happier future. We help all residents to maintain their accommodation with us and support them with benefits, debt, budgeting, employment and accessing health services. When they are ready we encourage them to find their own accommodation so they can move forward and live independently.

890 people lived in Derventio supported housing in 2015-16

- ▶ 26% of residents had no income when we housed them
- ▶ 25% were sleeping rough and 47% were sofa surfing with friends or family
- ▶ 28% were under 25 years old
- ▶ 38% responded to the satisfaction survey, with 93% saying they are satisfied with the service
- ▶ We were named a **2015 Private Renting Champion** by Crisis for sharing our best practice for addressing property conditions in the private rented sector







## Jake's Story

"I found myself homeless when the relationship between me and my dad broke down and he kicked me out of his house.

"I sofa surfed with various mates for a while and slept rough. I have never been so low and desperate. I could feel myself getting lower and lower and felt totally worthless. My anger issues got worse.

"Eventually I was referred to Derventio who offered me accommodation straight away.

"Over the last 18 months I have been encouraged and supported by staff to deal with my issues and engage with mental health services. I finally feel that someone understands what I've been going through and how I feel.



Stock Photo

*Jake now has a flat of his own and is much happier*

"I have just moved into my own flat and Derventio have even found someone to donate all the furniture and household goods that I needed as I had nothing. I received help setting my utilities up and everything I needed to do was explained to me by staff. I feel totally different now, and happy."

**"I finally feel that someone understands what I've been going through and how I feel"**



*Staff members Fiona and Elaine with some flowers and biscuits sent in by a resident*

# Healthy Futures

Homeless people face severe health inequalities compared with the general population, and can easily find themselves in a vicious cycle of ongoing health issues and repeat hospital admissions.

This has significant cost implications to the NHS and other health, housing and social care services. Above all, however, is the impact it has on people's health and welfare - often leading to chronic and multiple health conditions and even premature death.

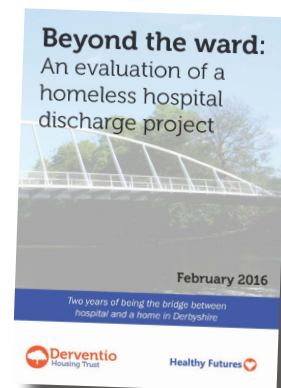
Healthy Futures acts as a bridge between hospital and home. It helps people to find suitable, safe housing – preventing people being discharged from hospital onto the street and supporting them to start on the path to a healthier future.

124 people were helped through Healthy Futures in 2015-16

► *Beyond the ward: An evaluation of a homeless hospital discharge project* is available at **[derventiohousing.com](http://derventiohousing.com)**

► Of those helped, 66% were homeless in hospital and 34% were high impact users of hospital services

► The project supported 70% of clients towards a timely discharge from hospital and 53% to engage with primary care. We found accommodation for 70% and prevented relapse for 30%







Elizabeth is now living independently in her own home and is being supported to address her health issues

## Elizabeth's Story

Elizabeth, aged 54, has a range of physical and mental health problems including post traumatic stress disorder, depression, anxiety and a long-term lung condition.

When she was referred to Healthy Futures Elizabeth was in hospital with a broken sternum. She was living in private rented accommodation but had got into arrears because of the bedroom tax, and was facing homelessness.

Our first action was to negotiate with the landlord to allow Elizabeth to stay while she was sorting out her situation. We helped her apply to a private fund to pay off her arrears. We then secured a ground floor property for Elizabeth and helped her apply for Housing Benefit.

The equipment Elizabeth had to wear because of her lung condition was affecting her lifestyle and worsening her anxiety and depression. Her Healthy Futures worker liaised with the respiratory team at the hospital to obtain a more modern solution so she no longer has to wear the machinery.

Elizabeth is now living independently in her new home, but her journey has not been a smooth one. She has had several readmissions as she fought to control her anxiety and its detrimental effect on her lung condition. She went back into crisis earlier this year resulting in another hospital admission. At the moment she is being supported by the Healthy Futures team to address this crisis and help her to regain stability.

*Healthy Futures has been there to support Elizabeth with her health and housing*



Stock Photo

# Growing Lives

Growing Lives is a skill-building and learning project that offers mentoring and support alongside a range of activities including gardening, furniture upcycling, cookery and arts & crafts.

Based in Cotmanhay, a deprived former coalfields community in Derbyshire, the project is aimed at people who have faced homelessness and other issues like mental ill health, learning disabilities, social isolation, enduring health problems and low self-esteem. It is designed to support people to improve their health, strengthen their skills and get more out of life.

It provides a safe, supportive environment where people can build the skills and tools they need to make long-term changes to their lives, empowering them to set and pursue their own goals and reach their potential.

38 people  
came to Growing  
Lives in 2015-16

- ▶ 84% of participants were male, and the average age was 37
- ▶ The most common barriers faced by participants were mental ill health (66%) and alcohol misuse (39%)
- ▶ 69% have improved their motivation and 62% are more optimistic about their future
- ▶ 21% have since moved on to learning, volunteering, work placements or employment



Photography group looking over their photos



The Growing Lives





## Paul's Story

At the start of 2015, 51 year-old Paul had just moved into one of Derventio's supported accommodation properties in Derby. He had previously been homeless and was struggling with feelings of isolation and lack of self-esteem. His support worker suggested that he try Growing Lives.

Paul got involved in several projects at Growing Lives. He was particularly keen to work in the workshop and completed an adult education class in joinery which he organised himself. He also enjoyed being part of the photography group, which he said helped to reduce his isolation and improve his self-confidence.

In May this year Paul managed to secure employment through an agency and after a couple of months was offered a full-time contract. He still keeps in touch with the friends he made at Growing Lives.

growing Lives,  
growing Potential



The Growing Lives approach  
growing skills and assets  
is with multiple needs  
growing  
lives  
April 2016

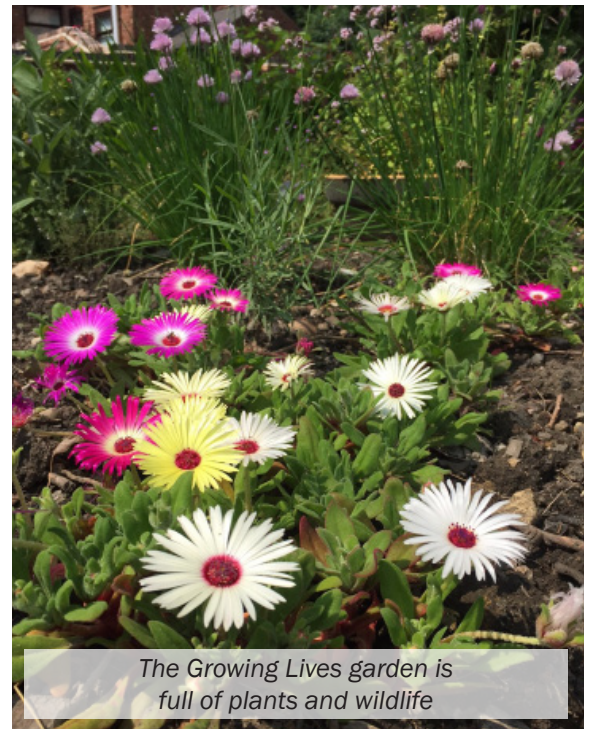


es hens are well looked after



Planting seeds in the workshop-built planter

Being part of Growing Lives helped Paul to improve his confidence and self-esteem and find a full-time job



The Growing Lives garden is full of plants and wildlife



# Talent Match

Our Talent Match project boosts opportunities for 18 to 24 year-olds who live in deprived areas in Derbyshire and are furthest from the jobs market. The people we reach often have low aspirations and don't have the confidence and skills they need to get into work.

One-to-one mentoring gives each young person advice and support to address the issues that are stopping them from getting a job. We also have strong links with local employers and education providers who can offer training, work placements, volunteering opportunities or a job.

Talent Match is part of a national scheme funded by The Big Lottery Fund. The partnership in Nottinghamshire and Derbyshire is supported by Groundwork Greater Nottingham.

57 young people  
were supported  
through Young and  
Successful in 2015



- ▶ 21% of these found paid work (target 16%)
- ▶ 9% started an apprenticeship (target 9%)
- ▶ 11% went into a work placement (target 23%)
- ▶ 25% volunteered (target 32%)
- ▶ 26% improved their basic skills (target 16%)
- ▶ 32% went into formal learning (target 16%)



**"The young people you support are lucky to have such a dedicated and highly skilled team who have a natural affinity for the needs of young people."**

Michael Aspinall, Performance Manager - D2N2 Talent Match



Derbyshire young people on the Talent Match project board

## Clara's Story

Clara left school at 16, pregnant and with no qualifications. She'd been told that as a single parent with a young child she wouldn't be able to accomplish anything much.

She came to Young and Successful at 23, her daughter now 7 years old, and not knowing what to do with her life. Her Young and Successful project mentor helped Clara start an IT course, and spent time with her to find out her interests and goals.

Clara's ambition is to be a nurse, and she hopes to go and work in Norway when her daughter is in her teens.

Thanks to the support she received from Young and Successful Clara is due to start a nursing course shortly and is really motivated to complete it and fulfil her ambitions.



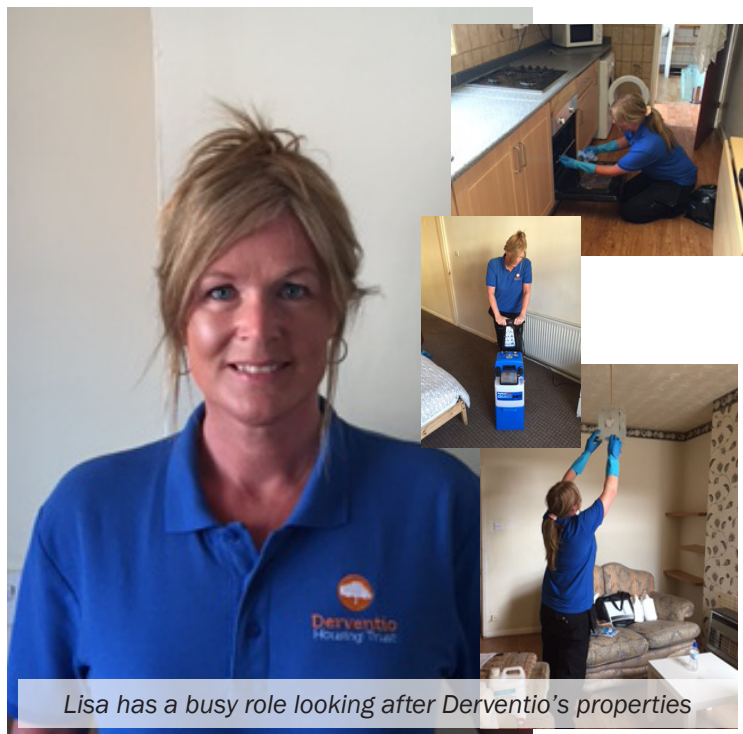
LOTTERY FUNDED





# Our Staff

Our staff provide year-round support. Without their hard work and dedication, our services helping vulnerable people in housing need would not be possible.



*Lisa has a busy role looking after Derventio's properties*

## Lisa's Story

I've been working at Derventio for two years now as a Senior Domestic. We help to maintain Derventio's properties. We clean all the communal areas. This includes things like ovens, bathrooms and kitchens. We also clean up things related to people's personal problems – sick, needles, blood, rubbish.

In a typical day we do about five or six properties. Everything can change at the last minute though, and that's what I love about this job. It's what keeps me smiling.

The best success stories for the domestic team are when a house has been completely trashed. We've had a few of those in recent months. The whole team comes together. The maintenance staff will fix doors and do all they need to do and the domestic team will complete the clear-up.

But the most enjoyable thing about my job overall is meeting a variety of people and interacting with lots of different people.

**"Everything can change at the last minute, and that's what I love about this job"**

# Highlights of Our Year

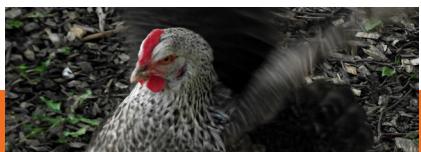
## Healthy Futures

In just two years Healthy Futures has had a big impact, and this year we were delighted to secure funding to keep it going. The project has received national recognition as a good service that shows value for money.



## Change the Picture

Twelve people took part in our Arts Council England funded Change the Picture project. They learnt new camera techniques from a professional photographer and the best photos were publicly displayed.



## Homeless Sunday

The key message of this year's service was that homelessness is not inevitable. Something can be done and we can make a difference. The service was attended by local dignitaries, agencies and the community.



## Home for a Hero

We are proud to be supporting the Home for a Hero project which aims to provide housing for ex-service men and women. Volunteers have been busy preparing one of our properties ready for two people to move in.



## Growing Lives Open Day

This was a great opportunity to showcase Growing Lives to the community. Staff gave tours of the garden and workshops, and participants chatted to visitors about their personal experiences of the project.



## Crisis PRS Champion

We were named a Private Renting Champion for our work addressing property conditions in the private rented sector. This award has given us the opportunity to share our experiences and best practice.



Crisis

# Thank You

2015-16 was our biggest year yet. Thank you to every single one of you who helped make it possible. You donated a brilliant **£3,585** over the year, and gave a generous amount of useful items to help residents get started in their new homes or support the Growing Lives project. An amazing range of local and national charitable trusts, schools, churches and other organisations support us.

**Thank you** to all of you who attended our events this year, in particular the Homeless Sunday service and Growing Lives open afternoon.

You also showed your support by connecting with us on social media. We currently have 314 Facebook likes on our Derventio and Growing Lives pages, and 378 followers on Twitter.

## With special thanks to...

- |   |  |
|---|--|
| Albert Hunt Trust                         | Inner Wheel Club of Alfreton                     |
| Alchemy Foundation                        | North East Derbyshire District Council           |
| Arts Council England                      | Open Gate Trust                                  |
| Bernard Sunley Charitable Foundation      | The Ripley Academy                               |
| Big Lottery Fund                          | Rolls-Royce Derby Charitable Donations Committee |
| Bolsover District Council                 | Royal British Legion                             |
| Chesterfield Borough Council              | Salcare  |
| Clothworkers Foundation                   | SITRA  |
| Crisis                                    | Southern Derbyshire Clinical Commissioning Group |
| Derby City Council                        | Southern Derbyshire Learning Fund                |
| Derbyshire Dales District Council         | St Bartholomew's Church                          |
| Derwent Living                            | St John Houghton Catholic Voluntary Academy      |
| Dominic Beer Memorial Trust               | St Mary's Roman Catholic Church                  |
| Erewash Borough Council Small Grants Fund | Tom Carey Fund                                   |
| Erewash Clinical Commissioning Group      | YMCA Derbyshire                                  |
| Foundation Derbyshire                     | Zurich Community Trust                           |
| Give for Good                             |  |
| Groundwork Greater Nottingham             |  |



Thank You



# Accounts

## Statement of Comprehensive Income (including Income and Expenditure Account) for the Year Ended 31 March 2016

|   | 2016<br>£          | As restated<br>2015<br>£ |
|---|--------------------|--------------------------|
| <b>Turnover</b>                         | <b>4,514,091</b>   | 3,837,348                |
| Operating costs                         | <b>(4,459,717)</b> | (3,792,723)              |
|   |                    |                          |
| <b>Operating surplus</b>                | <b>54,374</b>      | 44,625                   |
| Interest payable and expenses           | <b>(33,305)</b>    | (32,823)                 |
|   |                    |                          |
| <b>Surplus / (deficit) for the year</b> | <b>22,069</b>      | 11,802                   |

There was no other comprehensive income for 2016 (2015: £nil).





## Balance Sheet as at 31 March 2016

|   | 2016<br>£        | As restated<br>2015<br>£ |
|---|------------------|--------------------------|
| <b>Fixed assets</b>                                     |                  |                          |
| Housing properties                                      | 689,014          | 698,346                  |
| Tangible fixed assets                                   | <u>544,756</u>   | <u>573,122</u>           |
|   | <b>1,233,770</b> | <b>1,271,468</b>         |
| <b>Current assets</b>                                   |                  |                          |
| Debtors   | 330,931          | 438,784                  |
| Cash at bank and in hand                                | <u>377,033</u>   | <u>10,802</u>            |
|   | <b>707,964</b>   | <b>449,586</b>           |
| Creditors: amounts falling due within one year          | <u>(564,469)</u> | <u>(479,063)</u>         |
| <b>Net current assets / (liabilities)</b>               | <b>143,495</b>   | <b>(29,477)</b>          |
| <b>Total assets less current liabilities</b>            | <b>1,377,265</b> | <b>1,241,991</b>         |
| Creditors: amounts falling due after more than one year | <b>(824,738)</b> | <b>(857,533)</b>         |
| <b>Provisions for liabilities</b>                       |                  |                          |
| Dilapidation provision                                  | <u>(241,000)</u> | <u>(95,000)</u>          |
|   | <b>(241,000)</b> | <b>(95,000)</b>          |
| <b>Total net assets</b>                                 | <b>311,527</b>   | <b>289,458</b>           |
| <b>Reserves</b>   |                  |                          |
| Income and expenditure account                          | 152,069          | 133,390                  |
| Restricted funds  | 3,429            | 39                       |
| Revaluation reserve                                     | <u>156,029</u>   | <u>156,029</u>           |
| <b>Total reserves</b>                                   | <b>311,527</b>   | <b>289,458</b>           |

The financial statements were approved and authorised for issue by the board and were signed on its behalf by S.E. Holmes (Director).



## Here are some ways you can get involved or stay in touch

- ✓ Make a donation
- ✓ Sign up to our e-newsletter
- ✓ Follow us on Twitter
- ✓ Like us on Facebook
- ✓ Buy something from our wish list



**[www.derventiohousing.com](http://www.derventiohousing.com)**

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