

# **KORBAN**

**James 2 v 15-16**

**Annual Report 2018-19**

***"providing supported housing  
for young people in crisis"***

***"Living at Korban helped my mental state – I'm a lot happier now. I've learned to live on my own and how to manage my money"***

*Anna, aged 17\**

***"Just great stuff. I think they do a brilliant job."***

*Peter, aged 21\**



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\* Names and ages have been changed to protect residents' identities

## **Our Vision**

***Breaking the cycle of homelessness in Colchester by giving young people a home and supporting them to move on and live independently.***

## **Our Mission**

***“Providing supported housing for young people in crisis”***

***Helping young homeless people aged 16-25 realise their potential and thrive, by providing accommodation, support and guidance enabling them to develop the character, skills and confidence to live independently.***

## **Our Aims**

***We aim to:***

- ***Provide quality, safe, stable, supportive accommodation which feels like a home.***
- ***Give young people a healing experience of family; sharing meals and eating together being an important part of this.***
- ***Work in partnership with the local church, other professionals and service providers.***
- ***Empower young people to grow and mature, through investing and believing in them as individuals.***
- ***Provide and facilitate holistic support recognising people's physical, psychological and spiritual needs.***
- ***Give professional and genuinely caring support.***

## **Our Values**

***We value:***

- ***Christ-centred spirituality, which energises us to do this work.***
- ***All young people as individuals of intrinsic worth and potential. We accept them as they are.***
- ***Building community amongst our team and residents, as well as those that partner with the Korban family.***
- ***Authentic relationship, through transparency, integrity and vulnerability.***
- ***Having fun.***

## Chairman's report

*"We are fellow citizens with the saints and of the household of God, through Christ our Lord, who came and preached peace to those who were far off and to those who were near." Ephesians 2:19, 17*

The month or so leading up to the season of Advent has become known in many churches as All Saints tide. It is a time for reflection and celebration of men and women both past and present who have by their lives of faith shown the grace of God powerfully at work in the world. It is an appropriate time then for Korban to have its annual general meeting. As a charity we have only been going for 11 years (a lot less than many churches or Christian institutions) but in that relatively short time amazing things have happened as a result of the hard work and dedication of many faithful saints: staff, volunteers, trustees and supporters who make this remarkable project work to benefit others. So our AGM is a real celebration of the work of a host of saints who have shown God's love in action.

The current climate of homelessness is sadly not much better than in 2006 when Korban began. The first manifestation was Nightstop providing rooms in people's homes, but it soon became apparent it was not enough. Through the hard work and dedication of the original trustees, combined with the generosity of the diocese of Chelmsford and parish of St. Anne's, the charity was founded. A former vicarage was converted to give 5 young people a safe home and support to help them rebuild their lives. Although Korban is relatively small, we now have 2 houses, a number of support staff and a host of volunteers. Our size is a strength because we can provide a family atmosphere encompassing the weekly communal meal and close, caring support. Despite the housing problems which still endure in our town and country, Korban continues to thrive as we help more and more people.



At the start of our year, in September, it was a joy to be present at the blessing and dedication of our new property, Bethel House, by the Bishop of Colchester and Archdeacon, as we headed towards the end of the first year. **In October we sadly said goodbye to our long-standing patron, the Ven. Annette Cooper, on her retirement as Archdeacon of Colchester.** Annette was there at the very beginning of Korban, often working away quietly in committees and meetings, using her influence and skills for Korban. We shall miss her greatly,

but are delighted that the Bishop of Colchester, the Rt. Rev. Roger Morris has taken up the role, having taken a keen interest in Korban since his appointment in 2014.

This report which outlines our activities over the past year is a testament to the work being done, and the trustees are delighted to present such a positive picture. The financial situation is similarly bright. The good place we are in has been achieved by many saints over the years, who have put into practice and made real the love of God in the world. Our vision and strategy meeting in November 2018 demonstrated the creativity and imagination of trustees and staff, **shaping Korban's vision and strategy for the next 3-5 years.** Our immediate priorities over the next 12 months are to focus on more **sustainable funding**, expanding our available space by **adding an "office" cabin** for meetings, **internal redecoration** at Bethany Place, **replacing and updating furniture** in residents rooms, **researching the creation of new housing solutions**, consultation, research and development of a **host family scheme** and exploration of a possible partnership with Nightstop, where we began.

It's the beginning of a new season for Korban but we will remain faithful and prayerful, always mindful of God being with us.

## ***"Korban is a beautiful project."***

**Greg Headley, Homeless Link Partnership Manager (London & S East)**

### **Project Manager's report**

It's been another busy year here at Korban. There's so much that happens in the background to make a project like this work. We've been blessed with a donation of new computers, completed work overhauling our IT systems, implemented GDPR more thoroughly and re-applied for our HMO licence. While all this is necessary and important, Korban is really all about the residents who we are so privileged to serve – inspirational young people who have overcome tremendous challenges and it is God's love for both them and us that motivates and empowers us to continue this work.

#### **We are delivering increasingly effective support to help young people move into independent living.**

During the last 12 months we've had 15 different residents living at Korban - 7 new residents came to live at Bethany Place and 2 at Bethel House. Sadly we had to evict a resident this year, assisting them to move into alternative supported housing, but there have been lots of significant high points:

- 6 residents were in full time education
- 2 residents were in training / voluntary work
- 7 residents were in regular paid employment, 3 of whom were full-time; 2 started work during their time with us and 2 increased their hours to full time
- It has been such a blessing to help 6 residents move on positively:  
1 went to university and another was supported extensively to go to university after they moved out in May 2018; 2 residents moved into council accommodation; 1 moved to a Housing Association to be more independent and 2 moved into house shares.

To better support our residents, over the course of this year **we have developed more partnership working** with Heads Up, CARA, Abberton Rural Training and the Specialist Mental Health Team. We are also part of Homeless Link's Community of Practice and have continued to partner with Tesco as part of the Fareshare scheme to get leftover food for our residents.

The local community are supportive too and we are blessed to receive goods and donations from a variety of sources. The Youth Enquiry Service collected donations of presents for Christmas and Great Tey Women's Institute chose to support Korban by collecting a year's supply of household goods including cleaning products, bin bags and toilet roll! We are so grateful for this generosity.



**I'm proud to be part of a wonderful team** on the ground. The Korban family has grown again this year and we couldn't achieve all we do without their dedication. Our volunteer handyman Richard Spencer moved to pastures new and Andy Courtier came and took up the baton. Ian Hurst started helping us with our IT, Nicky Sirett volunteered to do admin for several months during a career break and Penny Pancaldi came to work with our residents on the garden project. We also continue to rely on our dedicated volunteer team who make the Fareshare collections possible.

Our new patron Bishop Roger has already come to dinner with our residents and returned the hospitality when he hosted all of us, staff and residents, at his home in November. This points to the heart of what Korban is all about, **giving our residents a home and a healing experience of family** and we look forward to many more years of doing the same with vulnerable young homeless people in Colchester.

## Resident's testimonial – James\*

“Prior to moving in with Korban it was a bad depressing time in my life. I was homeless, living on a friend's sofa having faced rejection from my family. When I first moved into Korban I stayed in my room for one month and hardly spoke to anyone else. I refused to have communal dinner with others, eating in my room or later. I had regular support meetings with Korban staff. I found these easy as they were tolerant and not forced. The staff helped with my anxiety issues, doing extra things to help, like taking me on the bus or meeting me in town. I learnt various mechanisms to help overcome my anxiety issues. Korban kept in contact with my college and helped to maintain my relationship with my therapist and other support agencies. Slowly I developed friendships in the Korban house and started enjoying the communal dinners.

My support worker helped work through options for living independently. I couldn't sustain a flat on my own. I didn't have any family to live with and couldn't live by myself, either financially or mentally. The move on opportunity came up which was definitely my only viable option. I found the move stressful, but I soon felt settled. I enjoyed the extra responsibility, freedom and peace. It is also easier and nicer to have visitors here. During the summer I spent a month in Europe au pairing. The flight changed to a different town, it was then delayed and then the trains got delayed and altered. I coped well with all of this and it shows how far I've come.

I have learnt that it is OK to ask for help. I'm now off to university, studying psychology.

I want to thank all the staff at Korban for their unwavering support throughout the past 3 years, I truly appreciate it and I wouldn't be where I am now if I hadn't had this opportunity. Thank you.”

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\* Names and ages have been changed to protect residents' identities

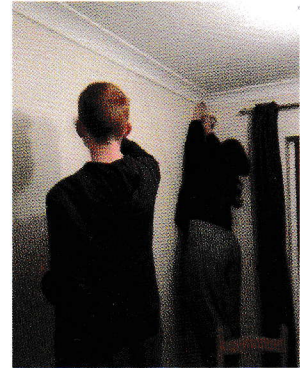
## Highlights in 2018-19

### Blessing Bethel House



We kicked off the year in September with a blessing ceremony to officially open Bethel House, Korban's second stage 'move-on' property. Residents had been living there since December 2017, but it was a good opportunity to welcome the extended Korban family to celebrate God's provision in establishing this exciting phase of our work. The house was packed as staff, trustees, volunteers and wonderful supporters from various walks of life were joined by local dignitaries and one of our major funders. One of our residents even attended as Bishop Roger Morris and Archdeacon Annette Cooper blessed the house!

*Right: 2 residents decorating an accent wall*



### Bikes, beaches and beyond



In November we organised a resident bike ride on the Wivenhoe trail stopping for snacks and refreshments along the way. Then in March we went on our first ever residential trip – a weekend at St Mark's college in Saffron Walden, a beautiful building that used to be a hospital for monks. The trip was made possible by some funding available to St Mark's for groups like Korban where young people and young adults might otherwise not get the chance to come. **Residents got to do archery, an assault course, play lazer tag, enjoy good food, play table tennis, use the cinema room, and toast marshmallows on a roaring fire.**

At the residents' request we also organised a second annual beach day, this time to Frinton, with fish 'n' chips and ice cream too. For some of the residents a trip to the seaside is a rare experience so we made the most of the weather with some sunburn to show for it! The staff certainly enjoyed themselves as you can see (right).





## ECVYS Youth Voices

We signed up to participate in some mental health research, organised by the Essex Council for Voluntary Youth Services and funded by the National Institute for Health research in the East of England. ECVYS is a brilliant organisation empowering the voluntary youth sector across Essex and we're in our second year of membership. The research was around how young people are consulted in the creation of mental health services. Young homeless people's views are seldom

represented, so we were keen to get our residents involved and 4 of them participated in this 'micro' project. One aspect of the study was interested in what kinds of different methods could be used to engage young people and used different approaches to engaging participants, as you can see.



## How does our garden grow?

Early in 2019 we made a successful application to Colchester Catalyst for a grant to develop the large garden at Bethany Place into a space our residents can benefit more from. Thanks to their generous grant of £2,500 we recruited Penny Pancaldi, a therapeutic gardener, to help us. **Research shows that spending time outdoors in creation has a positive impact on emotional wellbeing, and gardening is even being prescribed by the NHS!**

Despite the rainy summer, Penny has made good progress with 2 or 3 residents joining her for a couple of hours a week. As a result the Korban family has enjoyed more barbecues over the summer, eating outdoors and really appreciating our environment. On more than one occasion we even picked some strawberries for pudding from one of the raised beds.

One of our residents who was experiencing serious mental health problems helped grow sunflowers from scratch. This was a significant achievement for them, increasing their self-esteem and self-confidence significantly. We look forward to finishing the project by the end of 2019, creating a space which will benefit everyone's mental health at Korban.





## Financial review

### STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 AUGUST 2019

	Unrestricted Fund £	Designated Fund £	Restricted Fund £	2019 Total £	2018 Total £
<b>Incoming resources from generated funds</b>					
- Investment income	16	-	-	16	1
- Incoming resources from charitable activities	53,331	-	10,300	63,631	72,299
<b>Total incoming resources</b>	<b>53,347</b>	<b>-</b>	<b>10,300</b>	<b>63,647</b>	<b>72,300</b>
<b>Resources expended</b>					
- Charitable activities	54,098	-	11,059	65,157	69,150
<b>Total resources expended</b>	<b>54,098</b>	<b>-</b>	<b>11,059</b>	<b>65,157</b>	<b>69,150</b>
<b>Net incoming resources before transfers</b>	(751)	-	(759)	(1,509)	3,150
<b>Gross transfers between funds</b>	300	-	(300)	-	-
<b>Net income for the year</b>	<b>(451)</b>	<b>-</b>	<b>(1,059)</b>	<b>(1,509)</b>	<b>3,150</b>
<b>Total funds brought forward at 1 September 2018</b>	420	11,000	6,289	17,709	14,559
<b>Total funds carried forward at 31 August 2019</b>	<b>(31)</b>	<b>11,000</b>	<b>5,230</b>	<b>16,200</b>	<b>17,709</b>

#### During the year Korban raised money from a variety of sources, notably:

£32,387 from Colchester Borough Council for Housing benefit,  
 £14,300 from Grants: *£10,000 from The Joseph Rank Trust for Bethel House running costs.*  
*£2,500 from Colchester Catalyst for a garden project.*  
*£1,000 from Fowler, Smith and Jones trust towards an office cabin.*  
*£500 from Grassroots towards an office cabin.*  
*£300 from East of England Coop token scheme, which became unrestricted.*

£15,108 from residents; for rent (for those not eligible for full housing benefit<sup>1</sup>) and personal charges (all residents' personal use of utilities). £5,754 from donations including regular giving.

Expenses were largely connected with the following: staff and administrator costs, £42,450; costs associated with the house including rent, council tax, utilities and communal household items, £15,201; and repairs and equipment £2,386.

The charity now has assets with a netbook value of £251,398, due primarily to purchasing Bethel House, associated equipment and appliances.

The charity has a reserves policy of £12,000 and the reserves held as at the 31<sup>st</sup> August 2019 were £11,000. This was due to an increase in staff costs, so we will build this up again next year. These are maintained at a level that, in addition to Korban's rental income, ensures that our core activities could continue during a period of unforeseen difficulty, for a minimum period of 3 months, giving time to find suitable alternative supported accommodation for any young person in our care. The reserves are our only designated funds. All unrestricted funds are to be deployed as per the trustees' direction, in line with delivering the charity's services.

<sup>1</sup> In some cases where our residents are in full time work and not eligible for housing benefit they pay rent

## Structure, governance and management

Colchester Korban Project is a Charitable Company Limited by Guarantee i.e. a company not having a share capital. Our memorandum and articles of association were incorporated on 25<sup>th</sup> June 2008.

The charity was registered on 27<sup>th</sup> August 2008.

The trustees meet approximately every 2-3 months. Decisions are reached by a majority of votes, providing a quorum of 2 Voting Members is present (or a tenth of the total number of persons entitled to vote, whichever is the greater).

### **Process for appointing new trustees**

- Identify prospective trustees.
- Discuss any potential trustee at board meeting.
- On agreement by the trustees (who are the only voting members), extend an invitation to meet with the Project Manager and Chair of trustees.
- Depending on a positive outcome to this meeting, prospective trustees will complete an application form (which includes a reference), and Korban will carry out appropriate checks using the Individual Insolvency Register, the register of disqualified directors and the register of all persons who have been removed as a charity trustee.
- Providing that the person is not disqualified from acting as a trustee, send a letter of invitation to join the board and attend the next meeting, with a trustee induction pack and declaration to sign.
- At the next board meeting, ratify appointment and then file relevant forms with Companies House and the Charity Commission.
- New trustees will be required to read all Korban policies and governing documents and sign forms to confirm they have done this in addition to completing various declarations

**Colchester Korban Project is also known as Korban.**

**The trustees** serving at the time the report was agreed:

Revd Anthony Bushell (Chair), Julie Henkel (Treasurer), Sue Biffen, Amanda Binding, Pam Ellis, Stella Lee, Dan Maby.

Dan Maby joined the trustees on 30<sup>th</sup> January 2019, Mary Dale resigned at the AGM on 25<sup>th</sup> March 2019.

Day to day management of the charity is designated to the Project Manager, who line manages the project workers and all volunteers.

## Public benefit statement

In exercising our powers and duties, the trustees of Colchester Korban Project have carried out our work with due regard to the guidance on public benefit published by the charity commission.

This annual report was approved on 27<sup>th</sup> November 19 and is signed on behalf of the trustees:

Tony Bushell ..... (Chair)

Date ..... 27/11/19

Julie Henkel ..... (Treasurer)

Date ..... 27/11/19

## Our story

Colchester Korban Project grew out of a chance meeting with some homeless young people in 2006. We began to realise the scale of the issues faced by young people losing their accommodation, which then has a knock-on effect to all other areas of life. We did not know exactly what to do but we were sure that we should try to push for effective change. We were sure that...

- **Everyone has the right to safe secure accommodation**
- **Young people are particularly at risk when facing homelessness**
- **As the church, we are called to look out for those in society that need assistance**

Since this meeting, together with friends, professionals and local churches we were able to work with host families. These families provided temporary accommodation for young people in immediate need. As we responded to the issues we saw the bigger picture and in 2008, with the help of the local church community, we opened our hub house in St Anne's Vicarage. "Bethany Place" is a 5 bed supported house for young homeless people aged 16-25, but it's not just a house – our residents say it feels like a home, and we are able to give ongoing support to help them move into independence.

Today we operate 2 homes providing medium term (2 – 3 years max) supported accommodation for 8 young people aged 16 – 25 years who are homeless or at risk of homelessness. Since 2008 we've housed over 125 homeless young people.





[www.korban.org.uk](http://www.korban.org.uk)

Colchester Korban Project is a Charitable Company. Charity no: 1125617 Company no: 06630415

Patron: The Rt. Revd. Roger Morris, Bishop of Colchester