



KORBAN

James 2 v 15-16

ANNUAL REPORT

2017-18

10 years

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

"Thank you for all so much for all the help and support you have given me over the years. I wouldn't be where I am now without it."

Julian, aged 19*

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

10 years and thriving

Our mission is 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.

Over the last 10 years Korban has helped nearly 120 vulnerable young homeless people. Our early intervention helps to break the cycle of homelessness and knock-on effects eg. lost jobs, unfinished education, mental health problems, potential substance abuse and crime. This has a hugely positive effect on the individual, and ultimately the whole community.

The project began life 2 years earlier, in 2006, as part of 'Colchester Night Stop' (a branch of a national charity) using host families to provide emergency temporary accommodation to young people in immediate crisis.

Then in 2008 we became an independent charity and set up **Bethany Place, a large house, accommodating 5 young people** at a time for 1 - 2 years. Each resident has a named support worker they meet with every week. Together they create **an individual holistic support plan** addressing physical, psychological and spiritual needs.

The support is provided directly by Korban staff, or by working in partnership with other services, and focuses on areas including; self-care and living skills, money management, relationships, education / training / employment, physical and mental health, substance misuse and risk of offending.

Residents also attend a **weekly communal meal** which they help to cook, with a trained volunteer, giving them an opportunity to learn how to cook healthy and nutritious meals. **Our life skills projects** have included gardening and growing vegetables, and a make-over for our lounge when the residents built a TV unit and completely redecorated. In addition there are different **social activities 5-6 times a year** eg. going to the beach, bowling etc.

We currently operate 2 homes providing medium term (2 – 3 years max) supported accommodation for 8 young people aged 16 – 25 who are homeless or at risk of homelessness. You can read more about our work in the rest of this report.

“The young people that I have worked with and referred to Korban have described it as a family atmosphere... safe and welcoming.”

Claire Hughes, Housing Case worker (Colchester YES)

Resident's testimonial

Katy* came from a disruptive home life and found herself homeless and sofa surfing for about 2 months. After being referred to Korban by Youth Enquiry Service she moved in a few weeks later. Scared, disorientated and concerned she kept herself to herself and didn't mix much. Following meetings with a therapist and the Korban support worker Katy slowly found herself feeling less anxious and started building some friendships. She found communal meals intimidating but persevered and slowly felt more at ease, enjoying the banter and camaraderie. After 18 months Katy was the senior resident and grew into the role, helping to welcome new residents and growing in confidence.

After she was nominated by Korban for council housing, she was very quickly offered a flat. Before we knew it she was preparing to move out but had minimal furnishings and equipment. Korban asked for help from churches and partners. Katy also scoured facebook and social media, asking for help. The items she needed were either sourced at bargain prices or donated, and soon she had everything she needed to set up her very own flat.

Katy decided to go to university and her application was accepted. Over the summer she got ready to move to university. The process of moving on from Korban had helped prepare her and we provided ongoing support during this time. Katy feels very fortunate and grateful for all of the help and support that she has received and we look forward to seeing her start university and go from strength to strength.

Chairman's report

*"The steadfast love of the Lord never ceases, his mercies never come to an end;
they are new every morning; great is your faithfulness."*

Lamentations 3: 22-23

In the years since I first became a trustee of the Colchester Korban Project there have been many changes of one sort or another – residents, staff, trustees, premises to name but a few. There have been times of great joy and exultation and times of anxiety and concern: a lot has happened, and more than once we came close to closing down altogether. However, in all of this one thing has remained – the love of almighty God. We may feel a long way from God sometimes but he is never far from us. He is a God who as Jesus Christ, understands and knows what it is to be human. And in becoming human for a time he shows us how important we (that is all humanity and this world) are to him. What a vote of confidence in us that is – what a bold statement of his love!

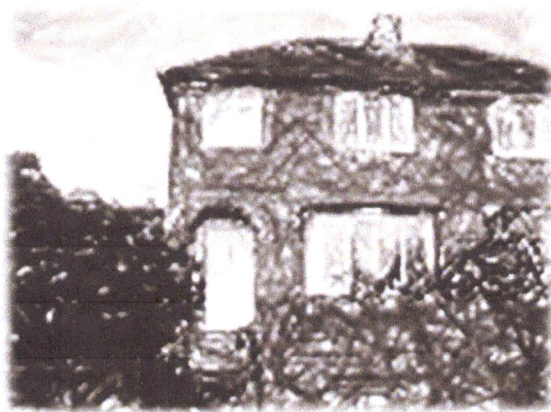
It is this faith – this assurance of God's unfailing love for his world - which keeps us going here at Korban. We are built on an unashamedly Christian foundation, sure in the knowledge of God's love and firmly rooted in prayer. Everyone is important to God and so we do what we can for as many individuals as possible who are suffering the trauma of homelessness and rejection. We are a safe haven and a secure platform from which young people can go out and lead fulfilling lives in a society that can be very cruel at times, and anything but supportive to those who need help most. These remain challenging times for young people as financial pressures, educational worries and societal expectations fuelled by the media continue to take their toll in terms of mental ill health, homelessness and suicide. We are a beacon of hope and a real practical help, so the work goes on in God's name.

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

It has been a momentous year for Korban as our new property, Bethel House, became fully operational. Our excellent manager, Mark Wood, will give a detailed account elsewhere in this report of what has been happening in the past year (and there has been much).

As trustees we commend this report and financial statements. We believe that Korban is now in good shape and we will strive to keep it so. However, it is not just about keeping things going. We are full of ideas for the future and potential avenues which the charity leadership are excited to explore at a vision and strategy away day in the autumn. There will be hard work and there may well be the odd traumatic moment along the way but we will remain faithful and prayerful, always mindful of God being with us.

Bethel House



In the autumn of 2017 we were greatly blessed with a very generous loan from an anonymous donor. This sum of £250,000 enabled us to buy Bethel House. It is primarily used as “move-on” accommodation for young people who, having spent some time at Bethany Place, are ready to have a greater level of independence before moving on to somewhere of their own.* **We called it “Bethel House” – the place of God – because it is a real sign of the presence of God and of his love in action.**

Our move-on house is a 3 bedroom semi-detached house with a conservatory. It is located on a small and quiet residential road benefitting from good transport links and is a 15-minute walk to Colchester town centre. Successful applications for grants enabled us to set up and run the project. The Joseph Rank Trust awarded Korban £30,000 over 3 years, and £20,000 from Colchester Big Choice was awarded by popular vote. We are so grateful for this support which has made it possible to effectively run Bethel House so far.

A week before Christmas 2017, 2 residents moved into Bethel House from Bethany Place, having lived there for just over 2 years and 18 months respectively. They had demonstrated they were ready to take the next step towards independent living and the move-on house would enable them to transition successfully within the next year.

In April 2018 works were completed moving a wall to enlarge the smaller bedroom. This ensured it would be sufficient in size to be eligible for Housing Benefit and suitable to rent for a young person on a low income.

The 4 residents who have lived at the move-on house thus far have experienced a variety of issues including family breakdown amongst other things. Having somewhere safe, stable and homely to live, with support to help them prepare for moving on, has meant they have all made significant progress towards independent living.

* Although we do occasionally house residents from outside of Korban

Project Manager's report

As I look back over the year, I still have vivid memories of **my first Christmas at Korban**. It can be a really difficult time of year for those who have experienced family breakdown. However, it was really special for our residents and staff, eating and laughing and reflecting on the true meaning of Christmas; a time where God showed his love by giving us Jesus and inviting us into his family.

At our New Year's party in January we welcomed the extended Korban family to celebrate all God has done through the charity over the last year. The house was packed as our trustees and volunteers were joined by the Bishop of Colchester, Roger Morris, local dignitaries and colleagues from other organisations across the town.

This year we've grown so much as a charity and we are delighted to have welcomed new members to the Korban family: **Daniel Layzell** joined us as our part-time move-on project worker in December. He hit the ground running as we welcomed 3 new residents to Korban in the first few months. His main focus has been helping residents prepare for independent living and planning what they will need for their own place including getting furniture.



Susy Calder moved on in May, after faithfully serving at Korban for 5 years. She was popular with our residents and we are so thankful for all she gave to Korban. In June we recruited **Gail Mitchell** as our new part-time support worker at Bethany Place. She brings a wealth of experience having worked as a health visitor and in paediatrics. Her passion is to see young adults fulfil their potential, no matter what challenges they face, and she worked closely with families in difficult circumstances to do this over the past 8 years.

Jo Wood also works with us 5 hours a week as an administrator, having previously coordinated the setting up of Bethel House.

Richard Spencer joined us as a volunteer handyman (see highlights below), and we are also blessed by **Sister Diana**, a local nun, who volunteers every week to come in and support our residents to cook the communal meal, teaching them important culinary skills along the way!



Over the past year we've had a total of 12 residents living at Korban. 5 new residents came to live at Bethany Place and 1 at Bethel House – although there were some challenges eventually they all settled into life with us:

- 5 residents were in full time education
- 1 resident was in training
- 6 residents were in paid employment, of which 3 maintained substantial regular jobs throughout
- We have been privileged to see 4 young people move on: 2 into a house share, 1 into their own council flat and 1 moved in with their long term partner.

A selection of this year's highlights are on the facing page and next year promises to be even more fruitful.

Highlights for 2017-18

Bethel House

Opening Bethel House in December 2017 was a major highlight (see p.5). Primarily for residents of Bethany Place ready to move-on, they can stay at the move-on house for a maximum of 1 year with support provided by our dedicated move-on project worker.

It is certainly an answer to long hours of prayer and hard work by so many people – trustees, staff and supporters.

Christmas time

From decorating the tree (donated by Tesco) right through to our Christmas meal, there was a wonderful atmosphere in the house. There was no turkey in sight this year as the residents wanted something different, so Susy, our project worker at the time, cooked a phenomenal roast beef and ham with various residents joining in with the preparations. Our young people also enjoyed presents donated by Colchester High School.



Summer events

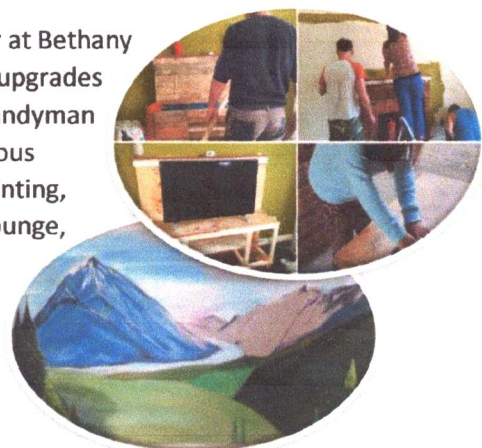
We really enjoyed the long summer at Korban: we entered a team in a football tournament, had a barbecue for England's world cup match against Belgium, went on a beach day to Walton to enjoy some sun, sand and fish 'n' chips, as well as our annual bowling social.

Growing vegetables

We're growing in more ways than one at Korban. In December **Daniel Layzell** joined our small team as move-on project worker. His main focus has been helping residents prepare for independent living, and he led a gardening project with them to spruce things up and grow some vegetables! **Sister Diana**, who comes in to support our residents cooking the communal meal, said our tomatoes were amongst the best she'd eaten all summer.

BP makeover

During the year we also embarked on a major make-over at Bethany Place: the Diocese of Chelmsford made some significant upgrades to the external fixtures and fittings, and our volunteer handyman **Richard Spencer** worked with residents to complete various projects inside. With his help our young people were painting, sandpapering, hammering and building to improve the lounge, as you can see. Korban also made contact with a local artist, **Joanna Arthur**, who collaborated with our residents on an impressive mural which several of them helped to design and then paint.



Financial review

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 AUGUST 2018

	Unrestricted Fund £	Designated Fund £	Restricted Fund £	2018 Total £	2017 Total £
Incoming resources from generated funds					
- Investment income	1	-	-	1	-
- Incoming resources from charitable activities	42,299	-	30,000	72,299	41,855
Total incoming resources	42,300	-	30,000	72,300	41,855
Resources expended					
- Charitable activities	45,440	-	23,711	69,150	44,419
Total resources expended	45,440	-	23,711	69,150	44,419
Net incoming resources before transfers	(3,139)	-	6,289	3,150	(2,564)
Gross transfers between funds	1,057	(1,002)	(55)	-	-
Net income for the year	(2,082)	(1,002)	6,234	3,150	(2,564)
Total funds brought forward at 1 September 2017	2,502	12,002	55	14,559	17,123
Total funds carried forward at 31 August 2018	420	11,000	6,289	17,709	14,559

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

£30,000 from grants: £20,000 from Colchester Big Choice for Bethel House set up costs, £10,000 from The Joseph Rank Trust for Bethel House running costs.

£27,907 housing benefit from Colchester Borough Council.

£7,996 from residents; for rent (for those not eligible for full housing benefit¹) including payment by a local authority in respect of a resident, and personal charges (all residents' personal use of utilities).

£6,321 from donations including regular giving.

Expenses were largely connected with the following: staff and consultancy costs, £41,231; costs associated with the house including rent, utilities and communal household items, £12,337; and repairs and equipment £7,864.

The charity now has assets with a netbook value of £251,778, 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 31st August 2018 were £11,000. This was due to the significant expenditure involved in Bethel House, so we will build this up again next year. These are maintained at a level which ensures that Korban's 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.

¹ 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 ie. a company not having a share capital. Our memorandum and articles of association were incorporated on 25th June 2008.

The charity was registered on 27th 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 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.

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, Mary Dale, Pam Ellis, Stella Lee.

Pam Ellis joined the trustees on 23rd July 2018.

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 Transitions RTC have carried out our work with due regard to the guidance on public benefit published by the charity commission.

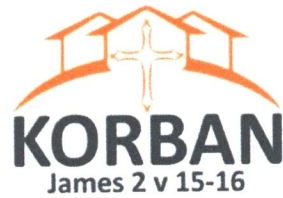
This annual report was approved on 25th March 2019 and is signed on behalf of the trustees:

Tony Bushell (Chair)

Date 25/3/19

Julie Henkel (Treasurer)

Date 25/3/19



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. “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. This was the beginning of a 10 year journey...

