



**KORBAN**

James 2 v 15-16

**ANNUAL REPORT '16-17**

***“Korban has had a profoundly positive impact on my life for the last 2 years that I have been here. Having given me the stability and worry free environment that I needed to find employment. Korban were very supportive overall with any issue I had.”***

***Jess, aged 23\****

## **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 our residents to move into independence. We have been assisted by many people with the same heart and mind as us and continue to look forward to developing our services to provide the most effective chance of change in the lives of the young people we support.

In December 2017 we are opening a 3 bedroom move-on house!



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

## Our Chairman's report

A lot has happened at Korban since our last AGM in February 2017. In May we said our farewells to the manager, Steve Lawton, who left us for pastures new as deputy manager at a large housing project in Exeter. However, this was not before he had secured two considerable funding grants, 1 from the Joseph Rank Foundation and 1 from Colchester Borough Council. The former was for £30,000 over 3 years, the latter £20,000 from the Colchester Big Choice competition (awarded by popular vote). Together they made it possible to realise our long-standing ambition to acquire a second house in addition to Bethany Place by providing the means to run it and pay for extra staff.



Left to right: Tony, the Mayor of Colchester and Steve

The trustees are immensely grateful to Steve for his hard work and dedication in managing Korban so well in his 18 months with us. He instituted many improvements in the way the charity is run and the grant aid is testament to his efforts and ability. In June he was succeeded as manager by Mark Wood who came to us with many years' experience in the charity sector working with young adults (including supported housing), a deep Christian faith, and a firm belief in our mission to show God's love by helping those in need. Mark has continued the excellent work begun by Steve, and has looked after the day to day running of Korban in an exemplary manner, as well as bringing about some new initiatives of his own. His manager's report to the AGM gives full details. He inherited quite a challenge in the task of getting the new house up and running, but he has done so with supreme efficiency.

***"I have found that my confidence is getting better and having the support has helped a lot."***

***Aaron, aged 19\****

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

## **Our foundation**

However, it is prayer which keeps us going. We are built on a Christian foundation and firmly believe in a God who cares for all humanity and for this world, as was shown by His sending His Son, Jesus Christ, to this earth as a human being to live amongst us and to die for us. Korban is a response to some of the sad and terrible things of this world – bringing some of God’s light to often very damaged lives and so striving to bring about real change in God’s name. In this endeavour we stay as close as we can to God in prayer – seeking His strength, guidance and wisdom in all that we do - and we know that there are so many people who pray regularly for the work of Korban.

Nevertheless, the work goes on. The need for housing young people in the Colchester area alone is as great as ever, and uncertainties about levels of housing benefit and other benefit changes mean that Korban will be going for some time to come. If young people who feel abandoned by society can receive a decent home and effective support in a safe and caring environment then an important good has been achieved. What we do may seem small but to the individual who is helped out of their crisis it is very big indeed.

## **Our future**

We as a trustee body are confident in a bright future for Korban. We meet regularly to discuss and direct the general strategy of the charity. Each trustee brings their own expertise to that task and also where specific needs arise in the running of the charity, be it in financial management, fundraising or supervision. We are happy to present accounts which demonstrate a healthy financial situation for the year to the end of August 2017. The manager’s report clearly shows a high level of activity in helping many young people, and an organisation that is well and faithfully run. And we remain sure of God’s blessing upon us and upon those whom we exist to serve.



## Message from the Project Manager

Since taking up the role in June my feet have barely touched the ground, but I was struck from very early on the level of support Korban has across the community – from our volunteers who



pick up food from Tesco's as part of the Fareshare scheme, through to our dedicated project worker Susy Calder. Susy started as a volunteer herself 5 years ago, doing our weekly communal meal, and has since been providing support for many of our residents as a much valued part of the team.

It was clear to me that Korban is held in high esteem both in and beyond the locality. We are blessed to have Archdeacon of Colchester, Annette Cooper, as our patron and around 6 weeks into starting at Korban I had the honour of being invited to the Bishop of Chelmsford's annual fundraising garden party. Korban is 1 of the Bishop's homeless charities, along with 3 others from Chelmsford, Harlow and Southend.



Left to right: Mark, Rob Saggs (CHESS), Kerrie Eastman (Streets2homes), Richard Hair (HARP) and Bishop Stephen.

There have been a number of highlights this year (see over the page), but I want to focus on those individual young people that Korban has been so privileged to serve. Bethany Place had been stable for a year with the same residents who really made the most of the support offered:

- 3 residents were in paid employment
- 2 residents were in full time education.
- Our new resident arrived and settled into life at Korban.
- In July one of our female residents moved on after 2 years having done incredibly well securing a full-time job.

Since 2008 Korban has given over 100 young people a home - an outstanding legacy for a small charity. In 2018, we celebrate 10 years of Bethany Place and Korban officially becoming a charity. I look forward with hopeful expectancy to the opening of Bethel House and a new project worker joining the team enabling us to give even more homeless young people a home and an opportunity to move on with their lives.

## Highlights for 2016-17

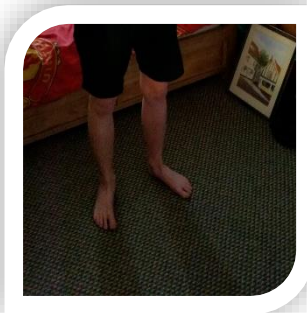
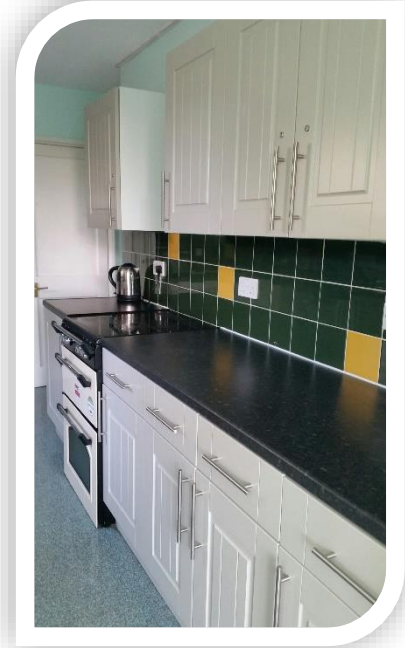


### Bikes

After applying for a Get Active grant, in September 2016 we received some money from Colchester Borough council and bought 5 bikes - 1 for each resident to hire (free of charge). So far 3 of them have been used regularly. 1 of our female residents hadn't ridden a bike since she was a young child but with encouragement and support she now uses it regularly to attend college and for fun.

### Kitchen

In February we completely refurbished the kitchen after being successful with 2 of our applications for grant funding to do the work.



### New carpets

Another successful grant application enabled us to replace carpets in 3 of the resident's bedrooms in July.

### Nomination

After putting ourselves forward to the council we were overjoyed to be awarded a 'nomination' for social housing. Each year we can nominate 1 of our residents who has made good progress and is ready for independent living, and this means they will have a priority for somewhere affordable to live.

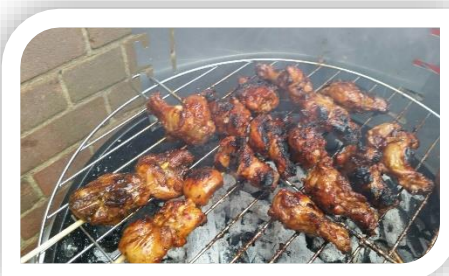


### Summer social

In the summer we went on a trip to Nando's followed by bowling. 3 of our residents came along but despite some serious competition, our project worker Susy won (photo left)!

### Communal meals

Our weekly communal meals are a highlight of the week at Korban when all the staff and residents sit down together to chat and enjoy a feast prepared by Susy. Sometimes the residents get involved in preparing the food and this summer we had several barbecues.



## Financial review

### STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 AUGUST 2017

*NB. For a full explanation please see our published accounts.*

	Unrestricted Fund £	Designated Fund £	Restricted Fund £	2017 Total £	2016 Total £
<b>Incoming resources from generated funds</b>					
- Investment income	-	-	-	-	24
- Incoming resources from charitable activities	36,901	-	4,954	41,855	41,747
<b>Total incoming resources</b>	36,901	-	4,954	41,855	41,771
<b>Resources expended</b>					
- Charitable activities	39,520	-	4,899	44,419	43,347
<b>Total resources expended</b>	39,520	-	4,899	44,419	43,347
<b>Net incoming resources before transfers</b>	(2,619)	-	55	(2,564)	(1,576)
<b>Gross transfers between funds</b>	2,317	-	(2,317)	-	-
<b>Net income for the year</b>	(302)	-	(2,262)	(2,564)	(1,576)
<b>Total funds brought forward at 1 September 2016</b>	2,804	12,002	2,317	17,123	18,699
<b>Total funds carried forward at 31 August 2017</b>	2,502	12,002	55	14,559	17,123

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

£21,219 from Colchester Borough Council for Housing benefit,  
£8,954 from Grants: £3,500 was for refurbishing the kitchen, £800 was for new carpets and £654 was for bikes, £4,000 was for general use ie. non restricted.

£7,123 from residents; for rent (for those not eligible for full housing benefit<sup>1</sup>) and personal charges (all residents' personal use of utilities).

£4,559 from donations including regular giving.

Expenses were largely connected with staff costs, £24,045, and costs associated with the house including rent, utilities and communal household items, £12,557.

The charity has a reserves policy and the reserves held as at the 31<sup>st</sup> August 2017 were £12,002. 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 charities services.

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

## **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 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 send a letter of invitation to join the board and attend the next meeting, after the appropriate checks have been carried out.
- 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, Stella Lee.

Amanda Smith changed her name to Amanda Binding.

Julie Henkel joined the trustees on 9<sup>th</sup> February 2017.

Ruth Clarke was a trustee but resigned on 9<sup>th</sup> February 2017.

Day to day management of the charity is designated to the Project Manager, who line manages the project worker 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 22<sup>nd</sup> March 2018 and is signed on behalf of the trustees:

Tony Bushell ..... (Chair)                      Date .....

Julie Henkel ..... (Treasurer)                      Date .....