



# A PLACE TO CALL MY HOME



**ANNUAL IMPACT  
REVIEW 2018/19**

**commonweal**  **housing**  
Housing Solutions to Social Injustice

# Contents

## Introduction

- 1 A place to call my home
- 2 Foreword from our Chair
- 4 Our year in review
- 6 Introduction from our Chief Executive

## Project Profiles

- 7 **Crisis & Emergency**
  - 8 • No Recourse to Public Funds
  - 10 • Rhea
  - 12 • The Pods
  - 14 • Research Profile: Couples First
- 15 **Freedom & Independence**
  - 16 • Amari
  - 18 • Move on Up
  - 20 • Freedom2Work
  - 22 • Peer Landlord
  - 24 • Research Profile: Are the needs of wheelchair users being met by the Private Rental Sector?

## In Focus

- 25 Jane Slowey Memorial Bursary
- 26 £10K awarded in our Housing Helps competition
- 27 Finances
- 28 Governance

# A place to call my home

**H**ome. It's more than just a house; it's a place where you feel comfortable, safe and supported. This looks different for everyone and what we need to make somewhere feel like home often changes over time. This is why the theme of this year's annual review is **a place to call my home**.

Whether it's in crisis and emergency or moving on to freedom and independence, our projects take a house and make it a home, through providing people with what they need at that particular point in their lives.

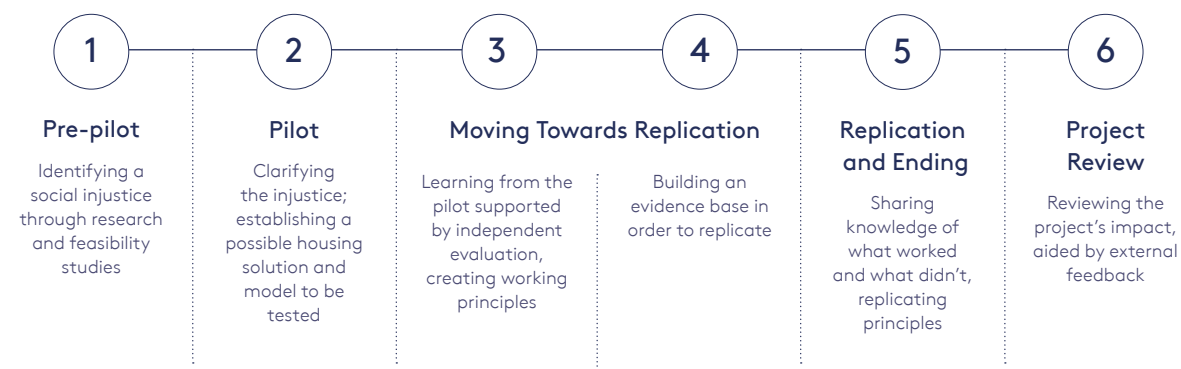
Remembering this, we stay true to our action-learning model of testing what works, what doesn't and sharing learning throughout a project's life cycle; from early stage research to help uncover injustice and potential solutions, to projects that have developed over several years and supported individuals and families in whatever they're facing. Alongside this, our unique approach to channelling social investment allows our partners the space and time to innovate and learn.

This review demonstrates not only how our projects are developing, but how they help people to develop, whether it's in times of crisis and emergency or supporting them to freedom and independence and beyond.

"Having supported a number of Commonweal projects, it is inspiring to see the diversity of issues the charity works across and the rare but valuable opportunity they provide for partners to test ideas. We are pleased to invest in and support their projects as they continue to seek to improve people's quality of life through housing."

Gillian Dickson, Social Investment Manager, Esmée Fairbairn Foundation

## Our action-learning framework



# Foreword from our Chair

After 13 years as Chair, Rt. Hon. Fiona Mactaggart steps down from the role this summer. Steve Douglas will take over as Chair with Jack Mactaggart as Vice Chair.

## Fiona Mactaggart

Since it was first created by Sir John Mactaggart, our current Honorary President, Commonweal has worked with a fantastic selection of partner organisations to tackle some of the most intractable injustices, by working in partnership to provide tailored housing schemes for people on the margins of society.

I have been privileged to Chair the organisation for most of its existence, but the time has come to pass on the baton. I am confident that Steve Douglas will guide the charity, not only to uncover ways in which rising homelessness makes it harder for people facing challenges in their lives to find a place to call home, but also to research and test how housing can work to

overcome social injustices. He has asked Jack Mactaggart to join him as Vice-Chair thus continuing the family tradition of leadership of Commonweal Housing.

We have always been prepared to risk failure, because we know we learn from taking risks. In recent years we have got better at sharing what we have learnt, both good and bad, for others to benefit from what we have pioneered. To strengthen our sharing is the big challenge I pass on to my successor.



## Steve Douglas

Having been a Trustee of Commonweal Housing for a number of years, I am excited to be assisting the charity to move into its next phase.

I can't help but feel that Commonweal Housing's approach is more relevant than ever. In a climate of uncertainty, housing shortage, affordability and rising homelessness the charity's desire to challenge the status quo, test new ideas and share learning so others can benefit is a bold rarity.

With over 30 years' experience in the housing sector, I have never doubted the importance and impact of suitable housing on a person's life. Commonweal takes that a stage further and looks



## Jack Mactaggart

The notion of 'home' was something the original Sir John Mactaggart understood and believed in fully. He knew that safety, self-worth and a solid foundation act as a spring board for all other aspects of one's life and this was something he embraced and championed throughout his life.

In the early 20th century he pioneered new construction techniques and challenged the convention of affordable homes by building properties with WCs inside, the majority of which also had some form of garden. It was out of this desire to improve people's lives through better housing that Commonweal was created. Whilst our model has evolved, our guiding principle has been unchanged – housing provides an oft overlooked but critical part of solving issues of social injustice.

at areas where housing can make a demonstrable impact on an individual's or family's prosperity and life chances.

The projects and research outlined in this year's review are a brilliant illustration of this, but what is most exciting about the charity is that it continues to adapt and respond to changes in policy and practice, to support those who, for whatever reason, have become overlooked and undervalued. I was delighted to chair the 'Housing Helps' competition this year, and the quality and number of entries confirms to me that although there is great work that we have done, there is still so much more that we can do. And that's why I am looking forward to what comes next with Commonweal.

Not only are Commonweal's projects compelling and the process and outcomes relentlessly rewarding, but the organisation aligns very clearly with my own interests on the issues of social injustice. I am much looking forward to taking on this position and believe Steve and myself to be a very well-aligned, complimentary team.

Whilst the social policy landscape is ever changing, I feel the current is one in which nimble, brave and well supported organisations like ourselves are ever more vital. I am continually humbled by the range of issues people bring to us and am emboldened by the knowledge we can genuinely make a difference. As we progress and enter new and varied policy areas, we will continue to be guided by our core mission statement, always remembering the importance of 'home'.

# OUR YEAR IN REVIEW

Jul  
2018

Pods on display at Homeless Link Under One Roof conference

LivShare report launched



Making the Case report for Peer Landlord released



Sep  
2018

Becky Rice joins our Board of Trustees



Jane Slowey Memorial Bursary launched



Abode Impact report launched

Nov  
2018

Roundtable discussion held around research into non-resident parents conducted by the Cambridge Centre for Housing and Planning Research

24 Housing Award win for the Pods



Over 50 organisations attend event to hear more about our work

Dec  
2018

Finalist in international World Habitat Awards for NRPf with Praxis



Brighton Women's Centre *Couples First?* research launched



Jan  
2019

Pods officially opened and praised by Mayor of Lewisham at the 999 club in Deptford



No Recourse to Public Funds project profiled at international homelessness conference in Brussels



Feb  
2019

£10k Housing Helps prize awarded to Hibiscus Initiatives



No Recourse to Public Funds project final evaluation report released

Couples First Valentine's Day Campaign



Mar  
2019

LivShare displayed at Future Build exhibition



Pods installed at the Glasshouse



## Our targets for 2019/20

1. Expand our learning and continue to support the undervalued and overlooked

By commencing a new property-based project; a target we didn't quite achieve last year but are confident we will in 2019/20

2. Achieve change through collaboration and sharing

Through forming partnerships and agreements with national strategic partners to support us in the promotion and dissemination of project learning

3. Remain versatile through our financial independence

By seeking to retain and make appropriate use of our housing stock (with the exception of selling to project partners) to give us longer-term balance sheet strength and options

# Introduction from our Chief Executive, Ashley Horsey

Maybe it is simply a function of the charity having been around for 13 years; maybe it is a result of our decision three years ago to support more short term research and feasibility studies; or just maybe it is a reflection of the ongoing relentless housing crisis, rising homelessness and crying need from so many to find new solutions, but the last year has been Commonweal's most fruitful in terms of learning from both housing projects and research reports. That is quite a pleasing thing to write in what is now my tenth Annual Review.

However, we are not a research organisation, measuring success by the number of words published or report recommendations produced. Nor are we a homelessness agency where providing housing is our only objective. We are a housing-based action learning charity using our independent charitable resources to help expert partners find and test new housing solutions. Solutions to ensure someone has access to the right housing, with the right support where necessary, at the right time so that they are able to address other issues and difficulties in their lives.

That right time may be about addressing a crisis or stabilising an emergency – addressing immediate humanitarian and physical needs. Alternatively, it could be about providing opportunities for a new life, personal freedom and independence, free (for the time being) from concerns about accommodation and housing.

Our range of activities are captured in this our latest impact review, structured around our project cycle. These two themes of crisis & emergency and freedom & independence showcase the breadth of partners we have worked with and range of injustices we have been able to explore; from long term commitments property-based projects, through to support for research or programmes such as that given this year to the Future of London's Community Led Housing programme.

I am extremely grateful for the leadership and support of Fiona Mactaggart as Chair of Commonweal Housing over the last 10 years and am excited at future opportunities under the leadership of Steve Douglas and Jack Mactaggart in the years ahead. Commonweal is a special organisation, and we are lucky as I have said on many previous occasions to get the opportunity to do the trying and testing not just the tried and tested. I think this report highlights that achievement and ambition perfectly.



# CRISIS & EMERGENCY

For an increasing number of people, the fundamental of having a roof over their head is becoming unattainable. A combination of personal circumstances and government policy has led to 320,000 people without a home in the UK ([Shelter, November 2018](#)).

Every person has a different reason for losing their home but there are common themes which connect the figures: for example, 6,870 individuals are left homeless because of a violent relationship breakdown ([Ministry for Housing Communities and Local Government, 2019](#)). This year our Rhea project continued to support women fleeing domestic abuse with no other safe place left to go.

Thousands of people arrive in the UK each year seeking a new life away from conflict and persecution in their homelands. Many are destitute whilst seeking asylum, as they are not legally allowed to work and receive no financial support from the government. For these individuals, our No Recourse to Public Funds (NRPF) project continued to provide a safety alongside support and immigration advice to help them start their life in the UK.

Some, who are homeless with nowhere to go, turn to somebody else instead. This year, we supported Brighton Women's Centre to carry out their **Couples First?** research into services available for rough sleeping couples. The report demonstrated a severe lack of provision, which in turn left some women with no option than to remain in unsafe or abusive relationships.

For those whose only option is an emergency shelter it can be a trying experience with all guests in one room and very little personal space. Over the past year, alongside architects Reed Watts, we have been continuing to develop the **Pods**, a flat pack solution to provide privacy to guests in shelters. They have been rolled out across shelters in London and seek to offer people a little bit of their own space, allowing them to take stock to move on from crisis point.

# No Recourse to Public Funds

Every year, hundreds of thousands of people across the world are forced to leave their homes.

In partnership with:



Some people seek refuge in the UK, but are faced with a hostile environment. Seeking asylum in this environment can be a long process, throughout which, many are unable to work or access benefits, leaving them destitute.

[commonwealhousing.org.uk/NRPF](https://commonwealhousing.org.uk/NRPF)



## What's next?

- Alongside Praxis we will be actively seeking opportunities to share and promote the learning from the evaluation
- Working with interested parties such as the No Accommodation Network (NACCOM) and Crisis to apply and share learning
- Raising awareness about the injustice and destitution faced by many single asylum seekers
- Praxis will continue to run and develop the service incorporating learnings from the evaluation report.

## Project overview:

The No Recourse to Public Funds (NRPF) project provides housing for single female asylum seekers alongside specialist immigration advice and holistic support. It does so by using income for housing migrant families, whom local authorities have a duty to house, to provide free bed spaces for single women who would otherwise be destitute.

## 2018–19 progress:

In 2019, following three years of development, the [final evaluation report for the NRPF project](#) was released, with recommendations for the model to be replicated elsewhere.

## Key findings:

- A cross-subsidised funding model can provide a funding stream to provide accommodation for single destitute migrants with NRPF
- Combining suitable housing, good quality immigration advice and holistic support seemed to help families in the project resolve their status more quickly
- A shared housing model for this client group can be beneficial and helps to foster friendships and peer support.

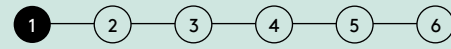


Finalist in  
the World  
Habitat  
Awards  
2018

## In their words:

“Through the NRPF project, Commonweal has enabled the opportunity to test and learn from a truly innovative social investment model to address a clear systemic failure – in this case the lack of housing and support for destitute migrants. The pilot allowed the model to be tested at a small but meaningful scale and at a reduced and comfortable level of risk to investors (provided by the yield guarantee).

Freddie Waite, Investment Director  
at Big Society Capital



Pilot

# Rhea

In partnership with:

Between April and June 2018, 4,540 individuals were homeless as a result of fleeing an abusive or violent relationship in England

(Ministry for Housing Communities and Local Government, 2019)

Dedicated refuge provision is becoming harder and harder to come by and for some, the bed spaces that are available aren't a viable option, because of location, having older dependent children or mental health needs.

[commonwealhousing.org.uk/Rhea](https://commonwealhousing.org.uk/Rhea)



## What's next?

- The evaluation of the first stage of development to understand key learning, best practice and recommendations for the project's ongoing development.

## In their words:

"For several years Angela suffered both physical and emotional abuse from her partner. When Angela was referred to Rhea by Southwark Council she feared for her and her daughter's future. Now, Angela has begun her road to recovery, supported by the balance of independent living and support provided by Rhea. Angela has enrolled on an Access to Nursing Course and hopes to become a qualified nurse. Alongside her daughter, Angela has begun to address her past experience, moving closer to the independent, capable woman she deserves to be."

\*names have been changed

## Project overview:

Rhea provides accommodation for women and their children fleeing domestic abuse, who would otherwise be denied emergency accommodation. Solace deliver this in partnership with the London Borough of Southwark.

## 2018–19 progress:

At the beginning of 2019 we commissioned the evaluation of the project, due for release in 2020.

## Key findings to date:

- Rhea is still in its early stages and we are continuing to apply action-learning principles to ensure its development
- However, one thing that has been notable is how a direct link with a supportive local authority referrer can be beneficial to the project if there is solid understanding about the nature of the project and who is and isn't suitable for it.

# The Pods

In partnership with:

**REED  
WATTS**

In 2016, as part of our Starter for 10 competition, we supported Thames Reach to conduct research into a specific group of migrant workers in North London.

The research found they were living in makeshift, substandard tent encampments and what they needed was short-term, transitional accommodation that could be used whilst they were working in an area and then packed up.

As a result, we launched a design competition to come up with a transitional, adaptable form of accommodation that offered a degree of privacy and autonomy.

[commonwealhousing.org.uk/ThePods](http://commonwealhousing.org.uk/ThePods)



The Pods at the 999 Club, a shelter in Deptford



Mayor of Lewisham officially opening the Pods at the 999 Club

**“No one should be forced to sleep rough, even for one night. It was inspiring to open such an innovative project which aims to improve the situation for homeless people in Lewisham.”** Damien Egan, Mayor of Lewisham

## Project overview:

Flat pack transitional, short-term accommodation to be assembled in disused spaces and night shelters, offering greater privacy and personal space.

## 2018–19 progress:

- Following the construction of the first prototype Pod in early 2018, they are now in three different shelters across London. This has allowed us to commission a formal evaluation, which will be released in summer 2019
- One national award win, one national runner-up prize.



National coverage including the Guardian, Architects Journal and Dezeen

## Key findings to date:

- Informal feedback from both users and managers of the Pods has suggested they are helping to have a positive impact on people’s wellbeing
- More findings will be available following receipt of the external evaluation.

## What’s next?

- Following the independent evaluation of the Pods and their usage, we will be able to make an informed decision about next steps for the Pods
- Working with Housing Justice to take forward the promotion and appropriate use of the Pods.

## In their words:

Bill\*, who stayed in a Pod at the 999 Club’s night shelter said:

**“I like that the pod gives me privacy and I can keep all my belongings in one place, plus I can sit and think about things without other people trying to talk to me.”**



## How can women in rough sleeping couples be better supported?

In partnership with:



Being homeless can be a lonely and isolating experience, which is why it's no surprise that with a rise in rough sleeping, so too has there been a rise in rough sleeping couples.

### Overview:

Working with and empowering hundreds of women across Sussex each year, Brighton Women's Centre identified a gap in homelessness service provision. Women in couples on the streets were being turned away from traditional single homelessness services or women's because they had a male partner and were also found to be less likely to access services in the first place.

### 2018–19 progress:

- The final report entitled **Couples First? Understanding the needs of rough sleeping couples** was launched at Homeless Link's national conference on 3rd December
- The report received coverage in the Independent and New Statesman and in February we created a Valentine's Day campaign highlighting how women often 'Couple Up' to feel safe on the streets, which gained coverage in the Metro and the Big Issue.

[commonwealhousing.org.uk/CouplesFirst](https://commonwealhousing.org.uk/CouplesFirst)

### Key findings:

- Some women enter into relationships in an attempt to stay safe on the streets, even if the relationship isn't necessarily supportive or 'healthy'
- Less than 10% of homelessness support services across England work with couples
- Being turned away from support services for being in a couple can leave people more vulnerable than if they were to remain alone on the streets.

### Recommendations:

- For homeless services to adopt a 'Couples First' approach – unconditional acceptance of the relationship and a gendered approach to working with the couples both as individuals and as a couple.

### What's next?

The development of a Couples First toolkit for practitioners is now likely following recommendations being included in St Mungo's new three-year women's strategy.

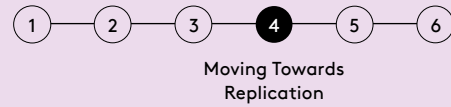
# FREEDOM & INDEPENDENCE

A good home provides people with the time, space and support they need to enjoy their lives as well as think about their next steps.

For young people around the UK, the daily pressures of school, socialising and generally growing up are added to every day by caring for someone else. This is partly illustrated by figures showing that young carers between the ages of 16–18 are twice as likely to not be in education than their peers. In fact, 56% of young adult carers struggle at college or university due to their caring role ([Carers Trust, 2019](#)). Our **Move On Up** project with Quaker Social Action seeks to address this imbalance by offering young carers the time, space and support they need to think about what's next for them.

After leaving emergency accommodation, the transition into something more permanent can seem daunting. Our **Amari** project with Solace Women's Aid seeks to rectify this. By supporting women who have experienced sexual exploitation and sought emergency accommodation it allows for the time and space for individuals to develop the skills and resilience they will need when living independently.

With rising homelessness, so too has there been more widespread use of the term 'cycle of homelessness'. The cycle is often triggered by unexpected instability, perhaps the loss of a job or a relationship breakdown and without personal or financial resilience it can be very difficult to break. For example, one thing that all rough sleepers have in common is no permanent address, without which it is near impossible to apply for jobs or receive benefits. **Freedom2Work** with Elmbridge Rentstart empowers individuals to break the cycle through providing accommodation, employment advice and crucially a dedicated savings plan which helps people to look forward to and plan for their future.



# Amari

In partnership with:

solace

**For people who have experienced trauma, transitioning to an independent life can be just as challenging as escaping the trauma itself.**

Insufficient support and advice for people trying to rebuild their lives can lead them into a cycle which can be difficult to escape.

[commonwealhousing.org.uk/Amari](http://commonwealhousing.org.uk/Amari)



## Project overview:

Amari provides post-emergency accommodation for women exiting prostitution or sexual exploitation for a fixed period to help them transition onto an independent life. Amari evolved out of our former project, Chrysalis. Solace Women's Aid (SWA) took the learning from Chrysalis, recognising the importance of a transitional housing with support.

## 2018–19 progress:

- The Amari project has been active since late 2016 and in March 2019 we released **the project's major evaluation report**; with recommendations from author Dr Helen Johnson to replicate the project elsewhere.



**By March 2019 a total of 17 women had been supported by the project, 7 of whom had successfully moved on more independent living arrangements**

## Key findings:

- Suitable housing combined with tailored support can help women who have exited sexual exploitation transition on to independence
- A sound referral process is vital, therefore knowing who is and who is not appropriate is key
- Developing a network of external support agencies helps service users to develop their confidence and self-esteem
- The project model has potential to reduce strain on Local Authorities.

## What's next?

- Working with SWA to share learnings and recommendations with relevant agencies and groups to expand Solace's own provision and inspire new projects
- The service will continue to be operated by SWA, incorporating learning from the final evaluation report.

## In their words:

Trisha\* said:

**"Before I would tell myself everything is going to be fine but it was just something that I told myself to get through things, whereas now I tell myself that and I know it, I really know it."**

\*names have been changed

# Move On Up

In partnership with:



There are thought to be at least 376,000 young adult carers in the UK, many of whom struggle to manage their education, working life and caring role. On average 29% of young adult carers drop out of college or university because of their caring role: four times more than the national average for degree courses.

(Carers Trust, 2019)

[commonwealhousing.org.uk/MoveOnUp](http://commonwealhousing.org.uk/MoveOnUp)



Preparing one of the flats in the project

## Project overview:

A shared housing project for young adult carers aged between 18–24 years providing empathetic, specialist support, to give them time and space to set personal goals and think about their future.

## 2018–19 progress:

- 2018 was the first full year of Move On Up operating, having opened its doors in early 2017. It is the first provision of its kind for this group in the UK
- In December 2018 the **project's second interim report** with recommendations from authors at the Learning & Work Institute was released.

Shortlisted in the Guardian  
Public Service Awards 2018



## Key findings to date:

- A housing option away from the family home alongside dedicated support can have a positive impact on a young person's wellbeing and prospects
- Having time away from the caring relationship can contribute to an overall improvement in the quality of care and relationships
- Due to the nature of shared accommodation it is important that those housed by the project get along and respect each other.

## What's next?

- Learnings and recommendations from the second interim report have already started to be implemented. For example current tenants are now involved in the process of selecting potential future housemates
- Continued promotion of the project to relevant referral agencies to build the service's credibility and scope.

## In their words:

Arjun\* said:

"The first time I really received any help was when I joined Move On Up. I received help and support from the staff and also the other carers. Because of this I became very close with some of the other carers and we became the best of friends; we are always there to help each other in any way we can."

\*names have been changed

# Freedom2Work

In partnership with:



The diversity of our projects go some way to demonstrating that no two stories of homelessness or housing instability are the same. However, there is one thing that all people without a home have in common: no fixed address.

Without an address, it can be near impossible to access benefits, apply for a job or set up a bank account; a real barrier for people who are keen to get off the streets and move on with their lives.

[commonwealhousing.org.uk/Freedom2Work](http://commonwealhousing.org.uk/Freedom2Work)



A photo taken near Piccadilly Circus by Commonweal Trustee Gary Medazoumian



(L-R) Former Mayor of Elmbridge, Shweta Kapadia, with Elmbridge Rentstart CEO Helen Watson attending an art show contributed to by Freedom2Work client

## Project overview:

Working to break the cycle of homelessness and unemployment through a matched savings plan, accommodation and tailored employment advice.

## 2018–19 progress:

- In November 2018 we released the **second interim report for the Freedom2Work project**, produced by Professor Jo Richardson at De Montfort University.

## Key findings to date:

- Creating the conditions in which people have the 'freedom' to work have so far been successful
- The shared living aspect of the project seems to be helping service users as they create strong friendships and gain mutual support.



Over 60% of people supported by the project have gained paid work

## What's next?

- Focus from the start of a tenancy on the need to save for future plans
- Greater consideration of different move-on options for tenants once they are independent from the project
- Final evaluation report detailing key learning and recommendations due in late summer 2019.

## In their words:

Sam Pannell, Support Worker at Elmbridge Rentstart said:

"Commonweal have supported us not only with the necessary funding to trial our project, but have also provided the guidance, feedback and support along the way necessary to help us maintain the project focus.

"It is easy when you're in the thick of it to be derailed by the daily 'to do list' and miss the bigger picture. I have really valued the support received to help us maintain perspective and remember the focal points of the project."

# Peer Landlord

In partnership with:



For some people, the line between sustaining a tenancy and becoming homeless can be very thin. Support and advice at the right time can be crucial, but may not be necessary all the time.

As a result, many people that are close to or already experiencing homelessness are capable of living independently but may need the option of a safety net that the private rental sector doesn't provide.

[commonwealhousing.org.uk/PeerLandlord](https://commonwealhousing.org.uk/PeerLandlord)



Tenants in a Peer Landlord house

## Key findings:

- This shared model can provide people with the right level of support to help them sustain tenancies and avoid homelessness
- Depending on the housing management organisation and desired outcomes, there may be different requirements to be met pre-tenancy (for example, being engaged in employment or training).

## Project overview:

Supportive shared housing for individuals with lower general needs. One individual is selected as the Peer Landlord and acts as a liaison for property management issues.

## 2018–19 progress:

- In Summer 2018 the independent **Making the Case report** launched, which noted that Peer Landlord was addressing a gap in the rental market
- The model has been included in a report by the Southern Policy Centre as an example of how young people could be better supported in the housing market
- In May 2019 young people's homeless charity DePaul took on three properties to trial a supportive housing model based on the learning from Peer Landlord. This has been made possible in part due to social investment from the Monday Charitable Trust
- In addition, an east London housing association is looking to start a similar project in late 2019.

## What's next?

- Continued support, advice and counsel to organisations who wish to use the learning from the Peer Landlord pilot project
- Building on the portfolio of organisations who are applying the learning from this project.

## In their words:

Seyi\* a peer landlord said:

**"I enjoy the role and it makes me feel good to be able to help others and look after a household – after all this is what life is about!"**

**This role has given me extra confidence and new skills. I am glad I took it on."**

## Are the needs of wheelchair users being met by the Private Rental Sector?

In partnership with:



**It will sadly come as no surprise that wheelchair users are chronically underserved in the UK housing market, but the extent of this issue is rarely demonstrated.**

### Overview:

Research into Private Rental Sector (PRS) provision for wheelchair users in the UK, to illustrate the true scale of this issue.

### 2018–19 progress:

In October 2018 the final research scoping report was launched called **Accessibility is the Key: wheelchair accessible homes needed for private rent**. This was covered by national and industry press.

[commonwealhousing.org.uk/AccessibilityIsTheKey](https://commonwealhousing.org.uk/AccessibilityIsTheKey)



## The Jane Slowey Memorial Bursary

In October 2018, we launched the Jane Slowey Memorial Bursary, in partnership with the University of Birmingham, in memory of Jane who had been a Commonweal Trustee for 10 years before she sadly died in 2017.

In its inaugural year the bursary awarded two undergraduate students at the University of Birmingham, Jane's alma mater, with £2,500 each. Going forward, the bursary will support three students in the School of Social Policy who have a final year dissertation focused on housing.

Jessica, a recipient of the bursary, said:

**“Being selected for the Jane Slowey Memorial Bursary is an incredible opportunity which will enable me to give time and resources to my dissertation that I wouldn't otherwise have had access to. I'm so grateful to Commonweal for the opportunity which has motivated me even further to focus my work and hopefully create a really valuable piece of research.”**



As well as the financial support, Commonweal Housing offer the recipients informal mentoring to provide students with access to industry insight and opportunities to help them take the next step after the completion of their dissertation.

Chief Executive of Commonweal Housing, Ashley Horsey, said:

**“In her time as a Trustee with Commonweal, Jane had an immeasurable impact on our work and subsequently the lives on the people helped by our projects. Jane was committed to contributing her skills, knowledge and experience to helping others and to be able to award this bursary in her memory is a true honour.”**



# £10k awarded in our Housing Helps competition



Between July and September 2018 1,750 potential victims of trafficking were identified in the UK of which 645 were women – National Crime Agency, 2018

From November until the end of January, applications were open for our Housing Helps competition, to award £10k for a research or feasibility study into a housing-related social injustice.

This was the second time Commonwealth had run a competition like this, following the success of the 'Starter for 10' competition in 2016, which marked 10 years since the charity was established.

We received a diverse range of applications highlighting diverse injustices; from sofa surfing to shared ownership and hospital discharge to intergenerational living. Our independent judging panel by unanimous vote, selected North-London charity **Hibiscus Initiatives** as the winners, with their proposal to research into housing provision for women who have been trafficked.

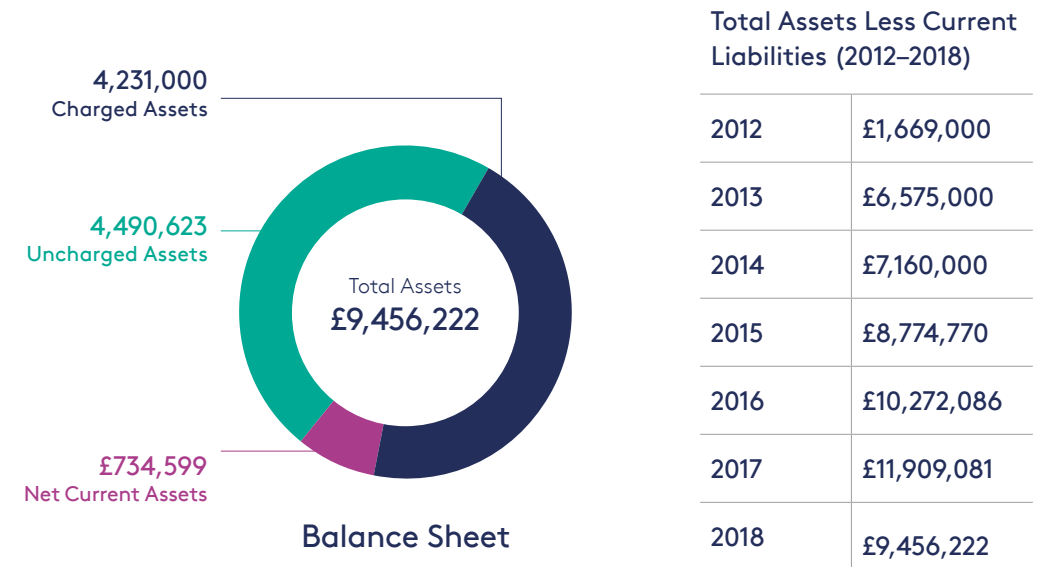
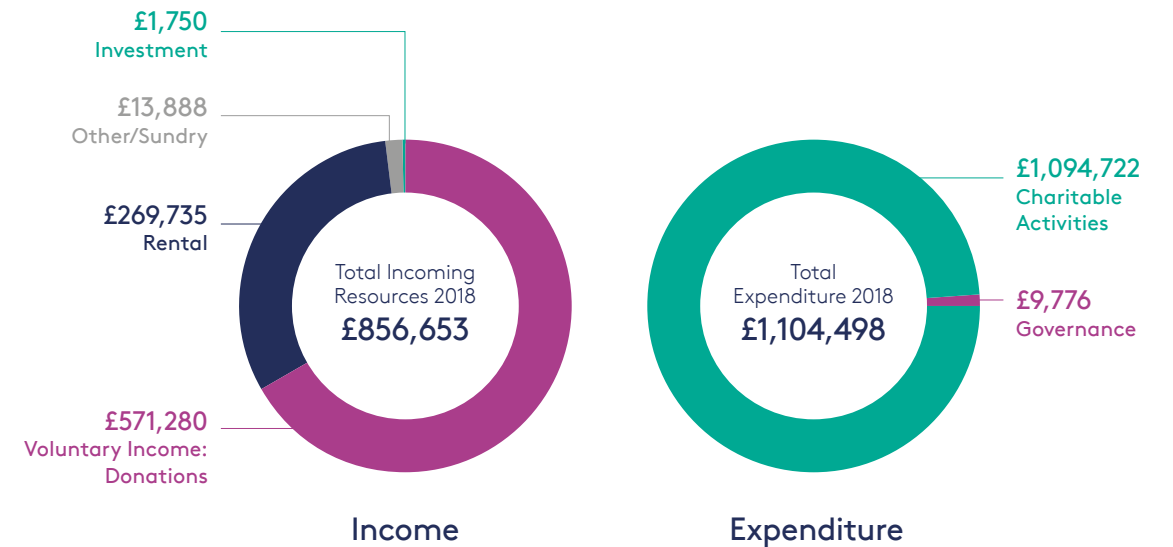
Head of Community and Prison Services at Hibiscus Vanna Derosas said:

**"We are very excited to have the opportunity to contribute to this important and much overlooked area of research.**

**We are grateful to Commonwealth Housing for the support and recognition of the topic and will do our best to do this award justice in the coming months."**



# Financial Reports – 2018/19



# Governance

Commonweal Housing Ltd is a company limited by guarantee and a registered charity governed by its memorandum and articles of association, the Directors of the charity and its Trustees for the purpose of charity law.

- Honorary President: Sir John Mactaggart Bt.
- Company Secretary: Gary Medazoumian FCA

## Directors/Board of Trustees:

- Rt. Hon. Fiona Mactaggart
- Gary Medazoumian FCA
- Steve Douglas CBE
- Jack Mactaggart
- Prof. Jonathan Portes
- Russ Edwards
- Sarah Jackson OBE
- Becky Rice – appointed 7.9.18

**Bankers:** Barclays Bank PLC, 7th Floor, 180 Oxford Street, London

**Solicitors:** BDB Pitmans LLP, 50 Broadway, London, SW1H 0BL

**Auditors:** haysmacintyre LLP, 26 Red Lion Square, WC1R 4AG

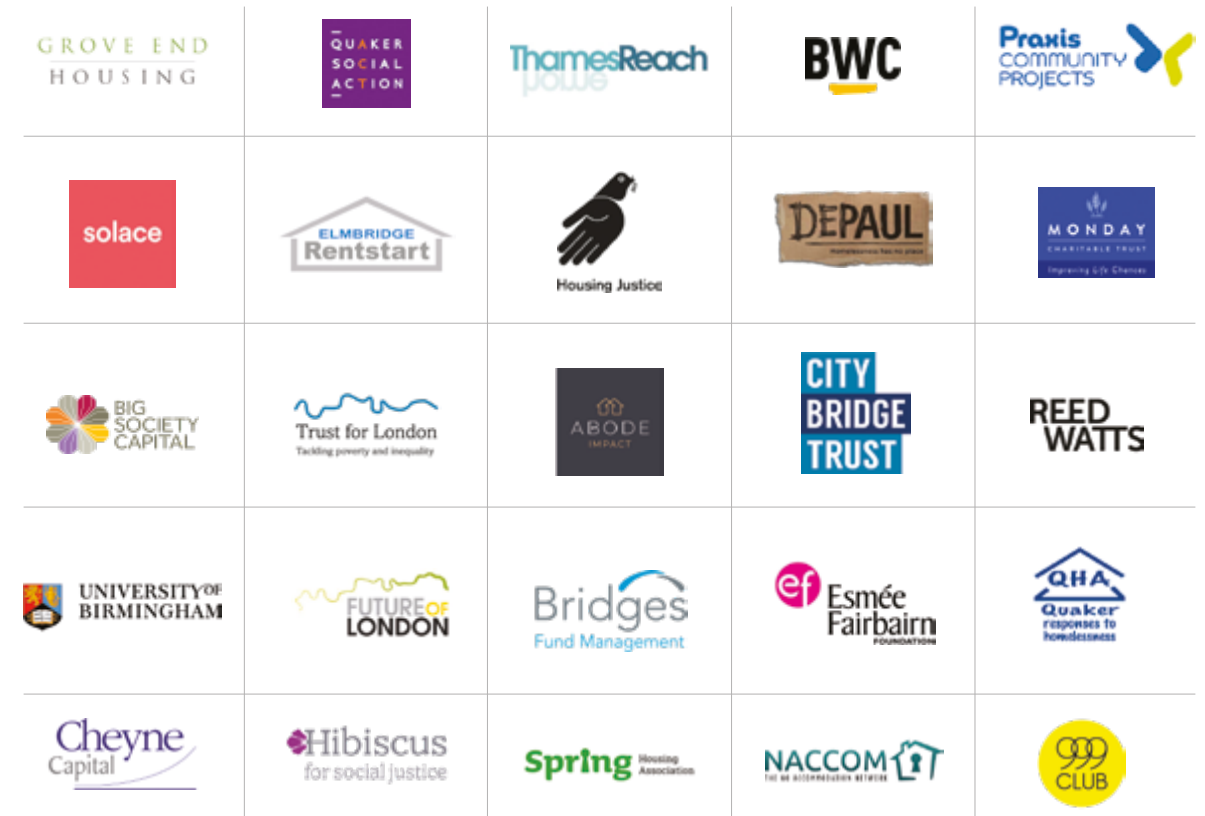
Company registration number: 5319765

Charity registration number: 1113331

Principal address: Unit 306, The Blackfriars Foundry, 156 Blackfriars Road, London, SE1 8EN

Registered address: 2 Babmaes Street, London, SW1 6HD

Thank you to all our partners and friends, without your support we wouldn't be able to develop housing solutions to social injustice.



“We went to Commonweal because mainstream homelessness agencies and housing organisations actually weren't interested in trying to resolve what is a huge and growing problem. The fact that Commonweal is bold and actually wants to find solutions is great.”

Sally Daghlian OBE, Chief Executive of Praxis Community Projects





To find out more about our work, partnering with us or opportunities for social investment, get in touch at [info@commonweal.org.uk](mailto:info@commonweal.org.uk)

