



Annual Report

2018



A year of change and growth

Following the end of our support contract with Leeds City Council in the summer of 2017 we restructured our housing support service to respond more flexibly to the needs of tenants. We also created a new post, Rents and Tenancies Worker, which has improved our performance on rent arrears.

We have carried out stock condition surveys on all our homes and were pleased to confirm that they are in good condition with no major issues identified. Our property management processes have been reviewed to improve service quality and ensure compliance with all regulatory requirements.

We have made significant progress with our current Empty Homes 3 programme, refurbishing and letting four new homes and purchasing six more for completion by November 2018. We will then commence Empty Homes 4, creating an additional 8 homes by December 2019. This new development project will use both grant and loan funding from Leeds City Council.

We continue to provide good quality, long term volunteer placements to enable unemployed people to gain skills and experience working on real refurbishment projects.

Over the next year we will be recruiting a fundraiser to access more grant funding so that we can meet the demand for additional homes and support. We are also planning to explore the benefits of setting up Registered Charity and Registered Provider subsidiaries.

Financial information 2017-18

Financial performance has been in line with budget predictions for 2017-18 and we have had a year of strong growth. Income has increased and expenditure has reduced. The surplus contains a significant amount of restricted funding which will be spent in 2018-19. The small unrestricted surplus of £1,337 is an improvement on the deficit in the previous year. Due to property purchases the value of our assets has increased by £844,608. We expect similar performance in the coming year with more properties purchased and income increasing.

Income

£1,046,895

Expenditure

£619,589

Surplus

£427,306

Total funds

£2,364,395

Assets

£3,228,517

Free reserves

£110,929



Kieran & Brye

Kieran and Brye came to Latch as trainees through the Build Construction Skills Academy, which works with 16-18 year olds. They joined the Latch C-Step Programme, working on empty home refurbishments to gain the skills and experience they needed to progress towards employment in construction.

They were shy young lads with a willingness to learn, who listened and worked well as part of a team. Both had a good eye for decorating and also learned other basic skills in joinery, plumbing and tiling.

Kieran gained his health and safety certificate and his Green Operative's CSCS card and as a result started work with an agency.

Brye worked on a Latch empty home refurbishment alongside contractors Novus, and as result has started an apprenticeship with them.

"Since volunteering with Latch I have learnt new ways of tackling different tasks on site. Thanks to Randolph, Dan and Joe for supporting me"

- Kieran

"My time with Latch was great. Thank you to everyone who helped me out especially those I worked on site with and Randolph who helped me get my spot at Novus"

- Brye

Latch Values

At Latch, we're driven by our values. They're at the heart of our organisation, guiding us in our daily working lives.



Compassion

Compassion is at the heart of everything we do. We respond to the needs of everyone we meet with care and understanding.



Integrity

We're genuine and principled people, truthful in speech and action. We're straightforward in our approach and keep our word when we give it.



Creativity

We're resourceful and inventive and able to think on our feet. Our flexible outlook means we're not afraid to adapt and try new ideas to achieve results.



Quality

We take great pride in doing an outstanding job. From homes to how we communicate, we aim for excellence in all aspects of our work.



Collaboration

No matter who we're working with, we always see them as an equal partner. Real change happens when we pull together.

Rowan

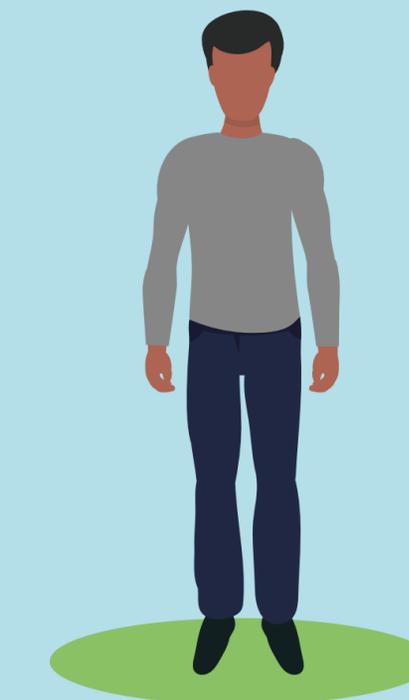
Rowan is a young Latch tenant and also a tremendously talented self-taught pianist and composer. Since coming to Latch his support worker has worked with him to identify opportunities to develop his skills and confidence.

By chance, Rowan met a piano teacher who offered to give him some free lessons as he was unable to afford any. Rowan is now working with the Geraldine Connor Foundation, who produced a short film of his piano playing and have secured sponsorship for his piano lessons. He is working towards achieving Grade 5 Piano in order to start at Leeds College of Music next September. The recent Leeds Piano Trail featured Rowan and a short film of him playing one of his own compositions can be viewed here:

<https://youtu.be/dRbwRg00nqM>

Thanks

A big thank you to everyone who has helped Latch in our mission to create homes and change lives. Special thanks to Triodos Bank, Leeds City Council, Novus, Land Aid, Nationwide Foundation, Christine McClean, and Martyn Broadest.



Our impact

Homes

4 Empty homes purchased and refurbished

70 Homes in total, as of March 2018



People

169 People housed in total

15 Tenants moved on to independent living

19 Volunteers on empty home refurbishments

2 Volunteers started work with Latch

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