NACCOM

THE NO ACCOMMODATION NETWORK

- We want to inspired you that it is possible to start a sustainable housing project from small beginnings

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Making Friends, Helping People, Releasing Potential

- A Teesside Charity based in Middlesbrough set up by Jubilee Church in 2003

- Set up for the general alleviation of poverty

but has always focused on serving Asylum Seekers & Refugees in a variety of ways

- Christian ethos of showing God's love to everyone whatever their religion, background, lifestyle etc.

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What do we currently do?

- We run weekly drop ins including Women only
- Befriending, info, advice & guidance
- Provide food & toiletries for those NRPF
- Manage 24 houses in Middlesbrough
- Provide housing for 16 NRPF
- And housing for 58 Refugees
- ESOL & IELTS Classes
- Refugee Move On & Employment Support
- Women & families support in Hartlepool
- We turn over around £140k per year.

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Our Housing Story?

- Started housing 4 destitute women NRPF in a borrowed house in 2003
- Grew to 5 houses funded by charitable giving.
- In 2006 we got over stretched & had to down size
- We needed a self sustainable model.
- We needed to stop relying on other charities.

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How Our Model Developed

- We began to house refugees in 2008
- We also began “Podding” having both refugees & asylum seekers in the same house
- We started to rent more property that met small HMO standards
- We rented some rooms out to refugees which covered the costs of providing rooms for those with NRPF

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How Our Model Developed

- We opened a Night Shelter
- We gave each tenant with NRPF 12 months max while we worked intensely with them
- We then had 2 properties gifted to us which helped us expand
- We started managing other peoples property

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- A Typical Teesside Town House 3/4 Bedrooms

Housing 3/5 People & Costing £65K to £75K

To purchase and make ready for shared accommodation

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How Our Model Developed

- Logistical / capacity problems!
- We needed a full time housing manager!
- We applied for seed funding whilst we developed our portfolio
- We worked with investors to help them source and renovate the right property
- We have now built a portfolio that now covers project staff costs

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Our Current Housing Portfolio

- We now have 24 houses on our books
- 3 are rent free (2 purchased for our use, 1 from a local housing association),
- 6 we rent off other landlords & sublet
- 16 we manage for a % fee for landlords
- 7 are shared and 9 are family/joint tenancies
- We house 16 asylum seekers
- We house 58 Refugees

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Current Housing Project Income & Expenditure

Expenditure (Utilities, council tax etc)	£59,000
Income (Refugee Rents)	£61,200
Fees from Managed Houses	£17,000
Total towards Salaries	£19,200

Renting & Sub-letting a place to start?

	Income	Expenditure	Profit/Loss
Example A			
4 NRPF & 1 Refugee	£3,400	£7,800	-£4,400
Example B			
3 Refugees	£10,300	£6,850	£3,450
Example C			
2NRPF & 2 Refugees	£6,800	£7,815	-£1,015

Example B plus Example C= **£2,435**

*At its simplest level 2 sublet houses **B + C covers costs & provides a homes for 5 Refugees & 2 with NRPF**

*Other considerations. Cost of installing fire doors and smoke alarms

New initiatives and other stuff…

- We are building relationships with local housing associations and other registered providers
- We are exploring the acquisition of empty homes
- We are using social media to its full advantage
- We are helping other local initiatives to house
- We are building good relationships with local politicians and council officers

Some Final Thoughts

- No 2 projects are exactly the same
- The housing of refugees has helped many projects to house those with NRPF
- Build relationships churches/housing associations
- Look carefully at conversion costs when renting to sublet
- Exempt housing status will increase your income
- A mixed portfolio?
- What support do you give clients to help them move on?
- Having a weekly drop service & a Night Shelter has allowed us to continually assess need.
- Flexible, no bond, no deposits, Licence agreements
- Build a good volunteer team.
- Aim for quality
- Make sure that conversions are done right and meet standards
- Have a clear vision & work within your capacity

Questions?