

M3 PROJECT ANNUAL REPORT

SEPT 2012-OCT 2013



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About Us

ACCOMMODATION

M3 is a leading provider of supported accommodation for young people in East Lancashire. Through our established supported lodgings schemes and innovative Teenage Family Project, we support young homeless people between the ages of 16 and 25 with a range of emergency, short and medium term accommodation.

SUPPORT

We prepare young people to live independently and support them to access social or private rented accommodation through our proven in-house Independent Living Skills programme, as well as provide day-to-day support from our volunteer and staff team.

STABILITY

We provide an environment in which young people can move on from the disruption of homelessness, maintaining or re-engaging in work, study or training whilst enjoying safe and stable accommodation.

COMMUNITY

Our network of trained volunteers provide over 20 placements in and around East Lancashire alongside our area-wide Teenage Family Project which aims to allow young mums and families to stay in their area when faced with homelessness or housing need.



Message from the Chair

Spring 2013 saw the 10th Anniversary of M3 Project. From somewhat uncertain beginnings early in 2003, with a skeleton of a service, a small but keen management group and consultant Keith Willacy driving things forward, the project managed to secure Supporting People funding at its inception and place a handful of young people in order to qualify for that funding. Ten years later and the project has doubled its workforce and number of funded placements, as well as diversifying into emergency accommodation and work with Teenage Families.

From these small beginnings, the project has gone on to establish itself firmly as a well-regarded provider of accommodation for young homeless people in East Lancs, with positive outcomes that we are proud of. And so we have been looking at the next ten years, and how the project can sustain its operations and develop and grow.

M3 has been planning for the future and looking at how, in a challenging financial climate for Third Sector organisations and Charities, the Project can sustain and indeed grow its portfolio of work and continue in our stated vision of helping young homeless people.

To this end, work has begun on broadening the Project's sources of income and building in sustainability into the activities we undertake. Charitable status opens up new avenues of funding for us, as well as new challenges that will occupy our staff, volunteer Householders and young people alike.

Graham Helm
Chair of Board of Trustees
January 31, 2014

Who we helped in 2012-2013 (Oct- Sep)

THE NUMBERS – LODGINGS SERVICES

- We provided **7465** days of accommodation for **69** young people.
- **33** young people completed planned move-ons from the project.
- **8** young people gained their own tenancies, and **16** moved on to further accommodation with support.

REFERRALS – LODGINGS SERVICES

- Our supported lodgings and emergency lodgings services received **133** referrals during this period, **6%** of which were from BME young people.
- **43%** of referrals were from young women.
- A total of **17** agencies referred in to our project.

THE NUMBERS - TEENAGE FAMILY PROJECT

- Our project for Teenage mums and families provided **2850** days of accommodation to **22** young people and their children, **96%** of capacity.
- **6** families moved on to their own long-term tenancies in social or private rented accommodation and **2** returned to a family member.





NUMBERS BY SERVICE

SERVICE	NO OF PLACEMENTS	OCCUPANCY	THROUGHPUT (NO OF CLIENTS AS % OF CAPACITY)
Emergency Lodgings	4	60%	238%
Supported Lodgings	12	84%	104%
Teenage Family Project	8	96%	125%



QUOTE FROM ONE OF OUR YOUNG PEOPLE:

“I JUST WANTED TO SHARE THAT THIS PROJECT PRETTY MUCH GOT ME BACK ON MY TRACKS AND AM SO GRATEFUL FOR THE PEOPLE WHO WORK AND SUPPORT M3 AND ALL THE PEOPLE WHO WANT TO HELP YOUNG PEOPLE, I FOUND IT VERY IDEAL AND SAFE....”



This year and next.... some themes from Project Manager Alan Dorrington

An increasingly challenging financial picture for the charitable and 3rd Sector

Having been through one of the fiercest recessions in modern history, the UK economy is, at the time of writing showing signs of recovery, albeit patchy and perhaps poorly distributed geographically. Political party announcements on government spending have all echoed the same theme – the need for further cuts to ‘balance the books’. This long term constraint on public finances will continue to have effects on voluntary organisations, who will likely see fewer grants and contracts available from government.

However, this position also provides impetus for projects such as ourselves in seeking out new opportunities. Reduced spending on the voluntary sector is being offset by increased contracting opportunities, for example in health and social care. M3 will be looking to diversify its income in this way, with direct commissioning of some services, based on our expertise in the areas of accommodating vulnerable young people and teenage families. That said there are still difficult conditions ahead as it predicted that government cuts will reduce income to the sector by £1.7bn in real terms by 2017/18.

Increasing youth homelessness

Homelessness continues to be a significant problem for young people in England, with ‘hidden homelessness’ where young people stay in insecure or unsafe housing still a major problem outside of the large cities.

Almost half of young people are becoming homeless through parents no longer being willing to house them (Young and Homeless 2013, HomelessLink). M3 certainly finds this to be the case in our referrals, and the irretrievable breakdown of parent/child relationships continues to drive many of our referrals. Local Authorities and homeless agencies alike have also reported that young people’s needs are more complex than last year – the reasons for this remain unclear but it is worrying at a time when provision of services for all vulnerable groups, including young homeless are coming under intense budgetary pressure. M3 has certainly noticed this increase in support needs amongst its own referrals and subsequent placements.



Reduction in social and private housing availability

For young people coming through our service who cannot return home, and need to move onto independent living, there is an increasing scarcity of both social and private accommodation available. Local Social lets that are suitable for young people have come under intense pressure as a result of the Government's Spare Room Subsidy Policy changes – already limited in supply, they have been increasingly oversubscribed as social tenants have been forced to downsize to one bed properties, and of course young people are unable to afford 2 bed properties on their own.

Equally, the private rented sector is harder to access for our young people. Required to share by Housing Benefit restrictions, young people often struggle to find housemates to share with in a private rented tenancy, and worryingly we are hearing more and more of private landlords refusing to take on under 35s on benefit due to issues with Housing Benefit payments, benefit sanctions and the arrival at some point of Universal Credit.

All of which, from our perspective here in East Lancs, completely discredits the scenario often cited in the media and often by some politicians, including the Prime Minister, that young people leave home and immediately get a council flat or private tenancy and 'languish' on benefits whilst in these properties.

How you can help?



Get involved with M3 Project....

As a Householder

Our Householders are the lifeblood of our project. Coming from all walks of life, single people, couples and families, our volunteer team has provided thousands of nights of accommodation for our young people over the years. Sometimes challenging, usually rewarding, the role of Householder for M3 is a vital one and contributes directly to improving the lives of young people at a time of need as well as in the future.

As a volunteer to recruit Householders

Recruiting and supporting our Householders is important to M3. But it is time consuming getting the word out to find the right people. Even if taking on the role of Householder is not for you personally, you can still

play a vital part in finding and encouraging the next generation of M3 Householders. Contact the Project to find out how.

As a fundraiser

M3 is now a registered charity and is beginning to expand its sources of income to include money raised through charitable activities. If you have experience of charity fundraising and time to spare, we would love to hear from you.

Financial Report

Summary of Statement of Financial Activities Year ended 30 September 2013

	2013	2012
Turnover		
Grant funding	223371	233639
Housing Benefit/Rent/Other	101770	108598
Cost of Placements		
Householder payments	86256	101782
Property costs and management	45284	42422
Employment costs		
Wages and NI	131598	127252
Staff expenses	7467	8219
Overheads		
Office costs	15904	16665
Other administrative costs	12114	10286
Other	804	993
Surplus	25714	34618

Balance Sheet as at 30 September 2013

	2013	2012
Fixed Assets	£	£
Tangible fixed assets	2185	2710
Current Assets		
Debtors	8057	2739
Cash at bank and in hand	106213	82095
	<u>114270</u>	<u>84834</u>
Creditors	<u>(6928)</u>	<u>(3731)</u>
Net current assets	<u>107342</u>	<u>81103</u>
Net assets	<u><u>109527</u></u>	<u><u>83813</u></u>
Capital and reserves		
Profit and loss	<u>109527</u>	<u>83813</u>
Shareholders funds	<u><u>109527</u></u>	<u><u>83813</u></u>

The summarised financial statements have been agreed by our Chartered Accountants, MacMahon Leggate as being consistent with the full financial statements for the year ended 30 September 2013. These were prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective 2008). For the year ending 30 September 2013 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

Meet the team

DAWN ROWE
PROJECT WORKER



ALAN DORRINGTON
PROJECT MANAGER



JAYNE TURNER
ADMIN WORKER



JOHN GREENWOOD
PROJECT WORKER



JOANNE MITCHELL
SENIOR PROJECT WORKER



MAT MEYNELL
PROJECT WORKER





Company Information

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