



Thanks

We would like to thank our key funders over this year:

- ★ Baily Thomas Charitable Fund
- ★ City Bridge Trust & Partners
- ★ Clarion Futures
- ★ Connect Hackney
- ★ Garfield Weston Foundation
- ★ Groundwork London
- ★ Hackney Learning Trust
- ★ Henry Smith Charity
- ★ London Borough of Hackney
- ★ London Borough of Islington
- ★ Richard Cloudsley Charity
- ★ Workers' Educational Association (WEA)



Peter Bedford HA will be 50 years old during 2019-20. We will be celebrating the impact of the organisation with exhibitions, a party for our community and a report and film documenting the impact of the organisation over our life.

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Peter Bedford HA

Peter Bedford Housing Association

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Donate: **justgiving.com/pbha**
easydonate.org/KHVX01

Text / SMS **To donate £1, text KHVX01 to 70201**

donations: **To donate £3, text KHVX01 to 70331**

To donate £5, text KHVX01 to 70970

To donate £10, text KHVX01 to 70191

Peter Bedford Housing Association Annual Review 2018-19

At Peter Bedford Housing Association our housing, enterprises and training courses offer people the chance to build on their strengths and reach their potential.

We believe that everyone has something positive to contribute towards society. We strive to inspire people, some with complex needs and disabilities to find their futures, improve their wellbeing and achieve greater independence.

2018-19 has been a year where our impact has been greater than ever before. 511 people used PBHA's services, and we provided these services more efficiently, with less income than the previous year. We successfully achieved our value for money by with improving rent collection, investment in housing major repairs and strong fundraising for future years.

Our new projects

In line with being a Disability Committed Employer, we carried out **Access audits** of all our community hubs and offices. This valuable work was funded by the City Bridge Trust and we are now seeking funding to adapt the hubs to make them fully accessible.

Our **A Place for Everyone** project has been funded by LB Hackney to tackle barriers to employability among adults with autism/ learning disabilities. We are raising awareness of the value of engaging in employment among informal carers. We expect to work with 40 adults over the year.

The Nationwide Foundation awarded us seed funding for our new **Peer Landlord**

project. We will pilot a model across our shared housing where selected tenants act as peer mentors and first point of contact with the landlord. This will enable us to bring our mutual support model to life and we expect to be able to house more young people as a result.

We were awarded funding from Clarion Futures to take part in the **One Digital** programme. With their funding we aim to recruit and train a cohort of Digital Champions from among tenants, participants and volunteer networks to support disadvantaged adults to improve their basic digital literacy – a key skill in today's world for those aiming for employability and independence.



Bruce

I live in the 'flagship' PBHA development. The home gives me great self-esteem and I feel very fortunate to have a good home that I can afford comfortably. I was referred by my support worker at PBHA to Lorna (Retail and Creative Industries Manager) and three months later I exhibited 'Eye of the Beholder' at Outpost.

I've been a photographer for about 50 years since I was 15. I used to have an old camera to take photos at school. I had thought about exhibiting before but conventional mainstream Galleries have so many barriers and you don't know how to approach them. I wanted to exhibit and Lorna gave me a lot of guidance, support and practical help.

It was a tremendous psychological leap when I saw my exhibition. Now I feel confident in approaching a mainstream gallery, I feel like I know what I'm doing. Without Lorna's help, I would've suffered a lot of humiliation and wasted a lot of money. She helped me focus on the photo subject at hand.

Exhibiting at Outpost has given me a new lease of life, a new purpose for living. Now I want to get a photographic book published.



Our Finances 2018-19

Income	2018/19	2017/18	18/19 %
Rents and Service Charges	£2,157k	£2,104k	67
Statutory income	£506k	£664k	15
Enterprises	£215k	£200k	7
Grants and Donations	£360k	£411k	11
Total	£3,238k	£3,379k	100

Expenditure	2018/19	2017/18	18/19 %
Housing	£815k	£788k	27
Management and administration	£461k	£503k	15
Repairs, maintenance etc.	£660k	£805k	21
Care and Support needs	£1,130k	£1,122k	37
Total	£3,066k	£3,218k	100

Balance Sheet Extract	2018/19	2017/18
Social Housing properties	£10,040k	£9,984k
Cash	£3,262k	£1,418k
Net assets	£6,959k	£4,910k

Our full accounts are available including our Value for money statement on our website www.peterbedford.org.uk/about-us/publications/



Achieving value for money aims



Providing opportunities



Improving our tenants wellbeing