

ANNUAL REPORT 1999

HOUSING YOUNG IRISH PEOPLE IN LONDON

INTRODUCTION

An Teach was set up in 1986 in response to the rise in the number of homeless Irish youth in London which was a direct result of high levels of emigration during the 1980s. Today, despite the decline in emigration from Ireland due to the success of the Irish economy, there are still many young Irish who are homeless in London.

An Teach is part of a vibrant Irish voluntary sector which seeks to address the housing needs of young people in a culturally sensitive manner. As members of the Irish Housing Forum, we work with our colleagues to highlight the housing needs of the Irish community.

Underpinning the ethos of An Teach is a belief in a holistic approach to the needs of young Irish people. The association links housing, employment and training opportunities so that young Irish people are enabled to achieve their full potential.

We provide a range of accommodation in self-contained and shared houses across London. We provide care, resettlement, and housing management services appropriate to the needs of our tenants. To date, we have over 50 properties providing accommodation for over 140 people. Much of this expansion is thanks to the support provided by our partner agencies – local authorities and housing associations. The partnership approach is an integral part of our core philosophy and its success has enabled us to develop the association.

As part of our commitment to ensuring access to our services, we accept referrals directly from young people who find it difficult to approach the mainstream agencies working with homeless people. In the last year, approximately 40% of the young people housed by An Teach approached the organisation directly.

An Teach has developed expertise in addressing the problems associated with youth homelessness. Recognising that many young Irish people still experience acute levels of social disadvantage and marginalisation, the association helps young people to take control over their lives.

DIRECTOR'S REPORT

Since its formation An Teach has played an active role within the Irish community to develop a specialist culturally sensitive housing service to meet the needs of socially excluded young Irish homeless people living in London.

Following my appointment in June we have initiated a strategic review of our organisation. The aim of this exercise is to focus our attention on how the Association can adapt and improve its services to respond to the changing face of Irish youth homelessness as well as develop new partnerships with other housing associations.

We are currently undertaking a comprehensive review of all our policies and procedures and service delivery to ensure that they comply with good practice as well as Best Value principles.

Over the next few years we aim to:

- seek new development opportunities and innovative solutions with our partner agencies to the problems of youth homelessness across London;
- continue to work with the Irish Housing Forum to raise awareness of the needs of the Irish community and particularly young people;
- Prepare ourselves to face the challenges of "Supporting People":
- continue to develop our service delivery so that we operate to the highest standards of probity and accountability;
- ensure the organisation is financially secure;
- ensure that we continue to recruit and retain skilled staff and committee members.

Finally, we need to thank all those from the Management Committee, past and present, our partner housing associations, local authorities and Irish community groups who have assisted us in meeting the needs of young Irish people.

Sean Canning

CHAIR'S REPORT

This has been an exceptionally good year for An Teach. The association continued to develop a range of initiatives to meet the need for housing among young Irish people in London.

Despite the economic success enjoyed in Ireland, there are still a disproportionate number of young Irish people who experience high levels of homelessness and inadequate housing.

Government strategies to tackle social exclusion must include Irish people who face disproportionate disadvantage and are over represented amongst the homeless in London.

We welcome the inclusion of a separate Irish category in the 2001 census. This decision will at long last show the extent of social disadvantage experienced by the Irish community in Britain.

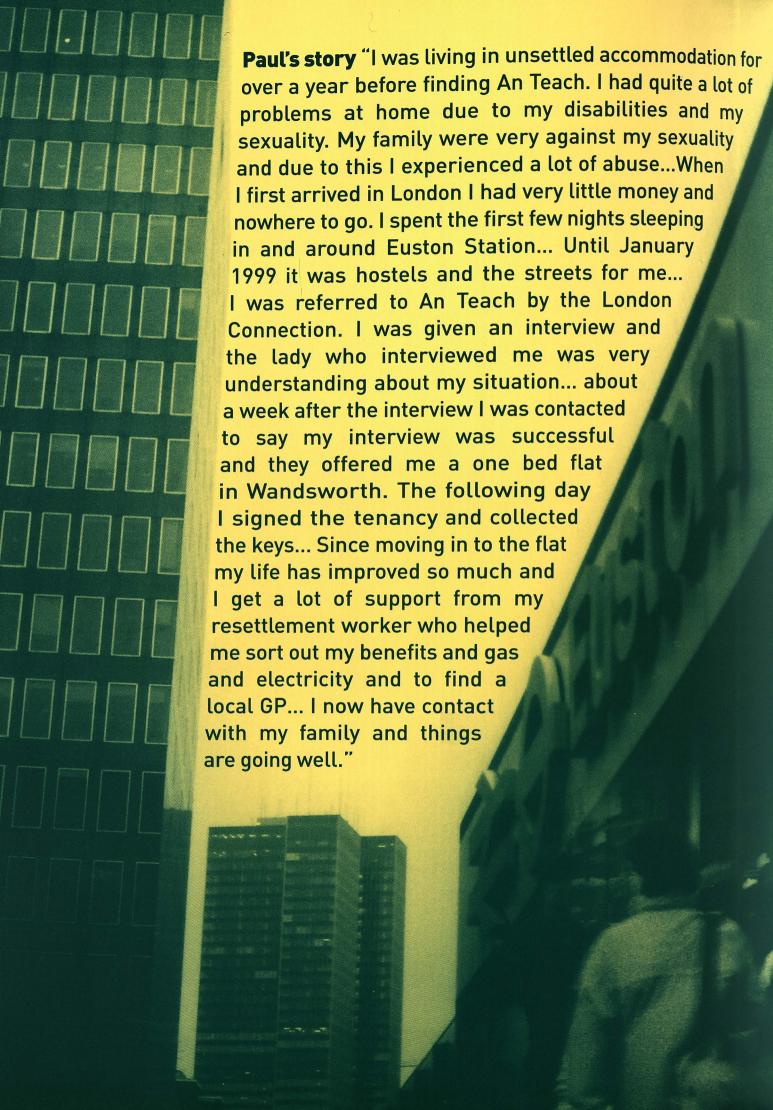
For many years, An Teach has been working with young people who are socially marginalised by assisting them to lead more fulfilling lives. We have produced a creative response to the needs of young people.

The association's achievements over the past year include:

- We developed our first live-work scheme in Haringey which provides affordable residential accommodation and workshop space for two tenants. The scheme on Tottenham High Road is supported by the Irish Youth Foundation, the Housing Corporation, and Solon Housing Co-operative.
- We helped to set-up the Irish Employment and Training Consortium in partnership with other Irish community groups.
- We housed a further 56 young Irish homeless people.
- We developed new partnerships with housing associations.
- Following a review of our staffing structure, we have appointed our first director Sean Canning, who along with housing managers Nuala McMenamin and Joanne Murray are responsible for providing our housing management service. We wish them every success in the challenges ahead.
- In 1999 we also started a strategic review of the association. This will enable us to focus on how we can develop our services to respond to contemporary Irish youth housing need.

Finally, I would like to thank all those who worked with us during the year and in particular: the Irish Youth Foundation; Circle 33; South London Family Housing Association; Battersea Churches Housing Trust; Solon Housing Co-operative; and The London Borough of Haringey.

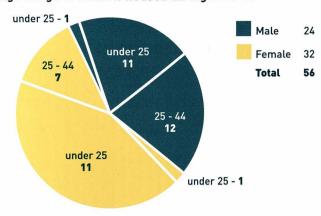
Brian McCarthy



HOUSING SERVICES

In the last year An Teach housed 56 young Irish people.

Age Range of Tenants housed during 1998-99



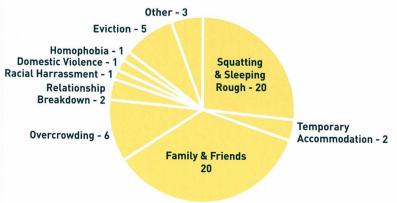
ENSURING ACCESS

As part of our commitment to ensuring access to our services for young Irish people, An Teach accepts referrals from a wide range of agencies. Recognising that many young people still find it difficult to approach mainstream agencies, the association accepts applications from young people who approach us directly. In the last year alone nearly 40% of those accepted by An Teach were self-referrals. Currently, 55% of our tenants are women and 45% are men.

Source of referrals housed by An Teach during 1998-99

| Referrals by Agency | Male | Female | Total | % |
|---|------|--------|-------|------|
| Austin House | 0 | 1 | 1 | 2% |
| BIAS | 1 | 0 | 1 | 2% |
| Coldweather Shelter | 2 | 0 | 2 | 4% |
| Hammersmith Irish Support & Advice Centre | e 3 | 0 | 3 | 5% |
| Haringey Irish Cultural Centre | 1 | 3 | 4 | 7% |
| Internal Transfer | 1 | 3 | 4 | 7% |
| London Connection | 1 | 0 | 1 | 2% |
| London Irish Centre | 3 | 6 | 9 | 16% |
| London Irish Womens' Centre | 0 | 2 | 2 | 4% |
| Piccadilly Advice Centre | 0 | 1 | 1 | 2% |
| Portobello Project | 0 | 1 | 1 | 2% |
| Safestart | 1 | 0 | 1 | 2% |
| Self Referral | 8 | 13 | 21 | 37% |
| Shelter | 1 | 0 | 1 | 2% |
| Stonewall | 1 | 0 | 1 | 2% |
| Wandsworth Youth Advice Service | 1 | 1 | 2 | 4% |
| Total | 24 | 32 | 56 | 100% |

Housing Background of Our Tenants



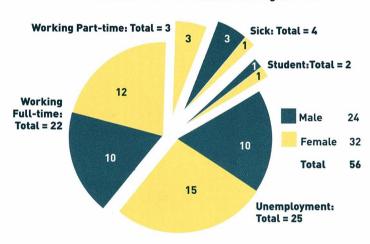
EMPLOYMENT AND TRAINING

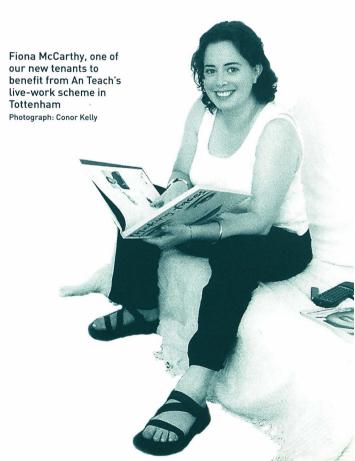
As well as providing high standard accommodation for young Irish homeless people in London, An Teach also provides access to employment and training opportunities by linking our tenants up with employment agencies and training bodies. To this end, we helped to create the new Irish Employment and Training Consortium.

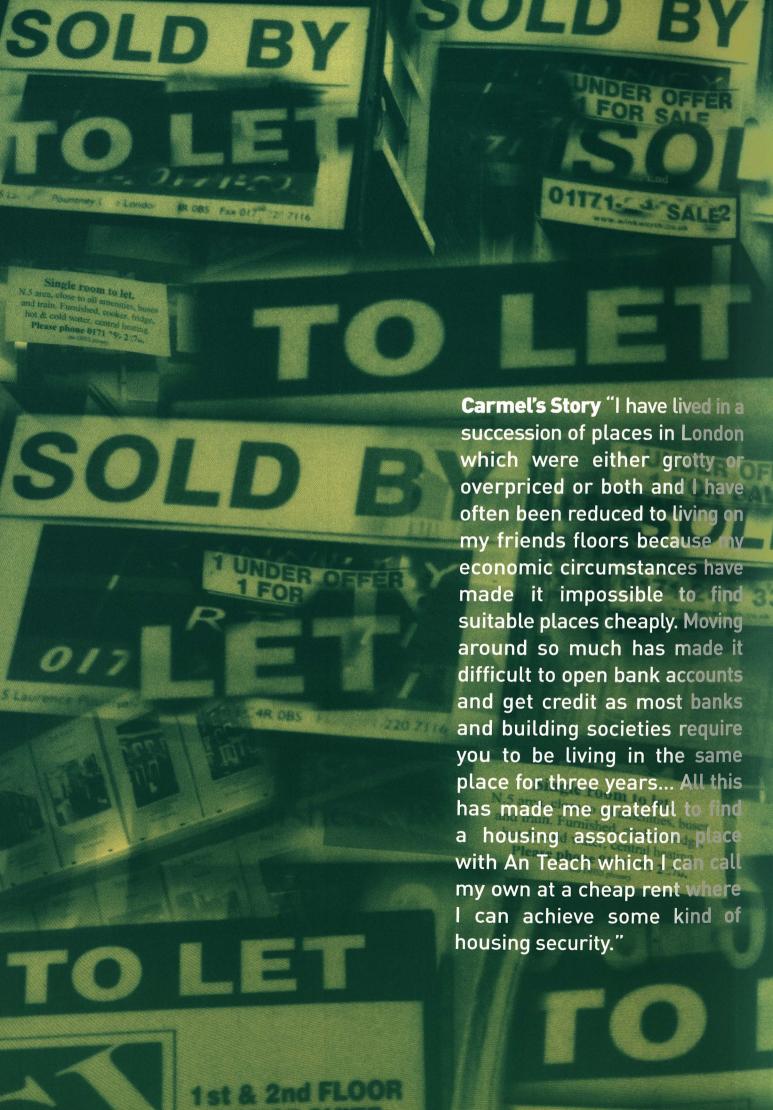
Research commissioned by the Consortium earlier this year highlighted the extent of economic discrimination experienced by Irish people in the British labour market. In the last year alone over 45% of An Teach's new tenants were unemployed.

One of the most exciting achievements during the year was the completion of our first live-work scheme in Haringey in partnership with Solon Housing Co-operative and with funding from the Housing Corporation and the Irish Youth Foundation.

Economic Status of An Teach's Tenants during the Year:







ADVICE AND INFORMATION

Staff at An Teach are aware that young Irish people, whether homeless or living in sub-standard accommodation, have little knowledge either of the benefits system in Britain or their housing rights. This means low benefit take-up levels and potential exploitation. Therefore an integral part of our work is to provide our tenants with advice and information on benefits, housing and community care law.

WORKING IN PARTNERSHIP

An Teach works in conjunction with other housing associations and voluntary agencies to provide accommodation and other services. During the year 1998-9, the association worked with:

- Circle Thirty Three Housing Trust
- South London Family Housing Association
- Battersea Churches and Chelsea Housing Trust
- Solon Co-operative Housing Services
- Irish Youth Foundation

The Association is a member of the National Federation of Housing; the SITRA; Irish Housing Forum, London Irish Youth Forum the Irish Equalities Working Group and the National Homeless Alliance. We are also actively involved in various local authority housing association groups across London.

What An Teach Offers:

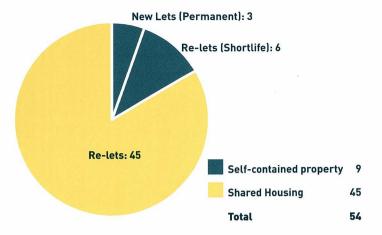
Most of the accommodation that An Teach provides for its tenants is in shared housing across eight London boroughs.

Where our tenants lived on 31 March 1999

| Borough | Male | Female | Total | % |
|----------------------|------|--------|-------|-----|
| Haringey | 25 | 37 | 62 | 52 |
| Hammersmith & Fulham | 4 | 4 | 8 | 6 |
| Hackney | 6 | 7 | 13 | 11 |
| Southwark | 6 | 5 | 11 | 9 |
| Enfield | 0 | 3 | 3 | 3 |
| Kensington & Chelsea | 0 | 3 | 3 | 3 |
| Tower Hamlets | 3 | 0 | 3 | 3 |
| Wandsworth | 9 | 7 | 16 | 13 |
| Total | 53 | 66 | 119 | 100 |

LETTINGS

We made a total of 54 lettings in the year ended 31.3.99



Analysis of An Teach's Housing Stock in 1998-99

| Borough | Self-contained | Shared House | Total |
|----------------------|----------------|--------------|-------|
| Enfield | 0 | 1 | 1 |
| Haringey | 6 | 17 | 23 |
| Hackney | 1 | 2 | 3 |
| Hammersmith & Fulham | 0 | 1 | 1 |
| Southwark | 7 | 1 | 8 |
| Tower Hamlets | 3 | 0 | 3 |
| Wandsworth | 8 | 1 | 9 |
| Kensington & Chelsea | 3 | 0 | 3 |
| Total | 28 | 23 | 51 |

RESETTLEMENT & MOVE ON

There is a shortage of adequate move-on accommodation for tenants living in short-life housing. This shortage of move-on accommodation means that our tenants are forced to live in temporary shared housing for between one – six years when they are actually ready and need to move on into their own self-contained housing. As a result, we will continue prioritising finding suitable move-on accommodation for next year. In the last year however, An Teach was successful in resettling four of its tenants into permanent housing association and local authority accommodation.

AN TEACH IRISH HOUSING ASSOCIATION

Summary of Income and Expenditure

| Income | 1999 | 1998 |
|-----------------------------------|---------|---------|
| Net Income from tenants | 315,518 | 323,297 |
| Grants Receivable | 9,920 | 11,809 |
| Bank Interest | 241 | 108 |
| Other Income | 1 - | 40 |
| Total | 325,680 | 335,254 |
| | | |
| Expenditure | | |
| Staff Costs | 71,310 | 84,456 |
| Rent, water rates and council tax | 165,276 | 146,558 |
| Light, heat and insurance | 7,852 | 9,743 |
| Set-up costs – pre-management | 1,599 | 5,221 |
| Repairs and maintenance | 30,698 | 17,989 |
| Furniture costs | 1,285 | 2,299 |
| Management charges | 8,081 | 723 |
| Other operating costs | 35,120 | 46,227 |
| Total | 321,221 | 313,216 |
| | | |
| Surplus/Deficit | 4,459 | 22,038 |
| Funds Brought Forward | 38,414 | 16,376 |
| Funds Carried Forward | 42,873 | 38,414 |



Registered Office

An Teach Irish Housing Association c/o Haringey Irish Centre Pretoria Road London N17 8RX Tel: 0181 365 1751 Fax: 0181 365 0366

Solicitors

Cook & Partners Crystal Palace London SE19 1RX

Management Team

Sean Canning

Director (Appointed 19/7/1999)

Nuala McMenamin

Housing Manager (Appointed 3/8/1998)

Joanne Murray

Housing Manager (Appointed 1/6/1999)

Jim Glackin

Project Manager (2/1/1995 - 14/8/1998)

Carol Hinvest

Housing Manager (27/1/1997 - 28/8/1998)

Lee Dalv

Housing Manager (28/9/1998 - 1/4/1999)

External Auditors

Kamal Hossain & Company Suite 24, Fitzroy House Lynwood Drive Worcester Park Surrey KT4 7AT

Bankers

Allied Irish Bank 1136 High Road North Finchley London N20 ORA

Management Committee

Chair

Brian McCarthy

Co-ordinator, Action Group for Irish Youth

Treasurer

Majella Kerrigan

Area Co-ordinator, NACRO

Committee Members

Jean Appleyard

Accountant, Axa Sunlife Investment Management Ltd

Mary Connolly

Policy Manager, Housing & Social Services, London Borough of Haringey

Caron Drummond

Troject Manager, NACK

Paul Oliver

Bindman & Partners Solicitors

Martin O'Regan

Co-ordinator, Cairde na nGael