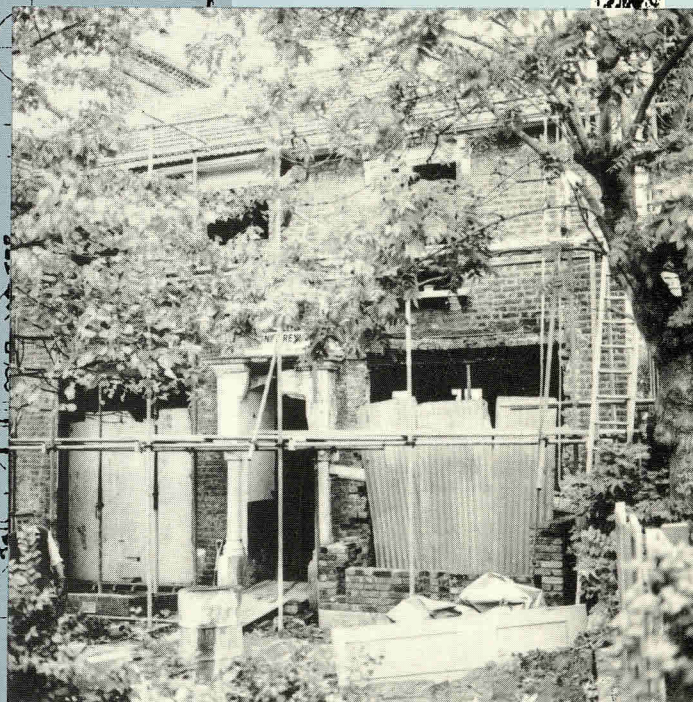
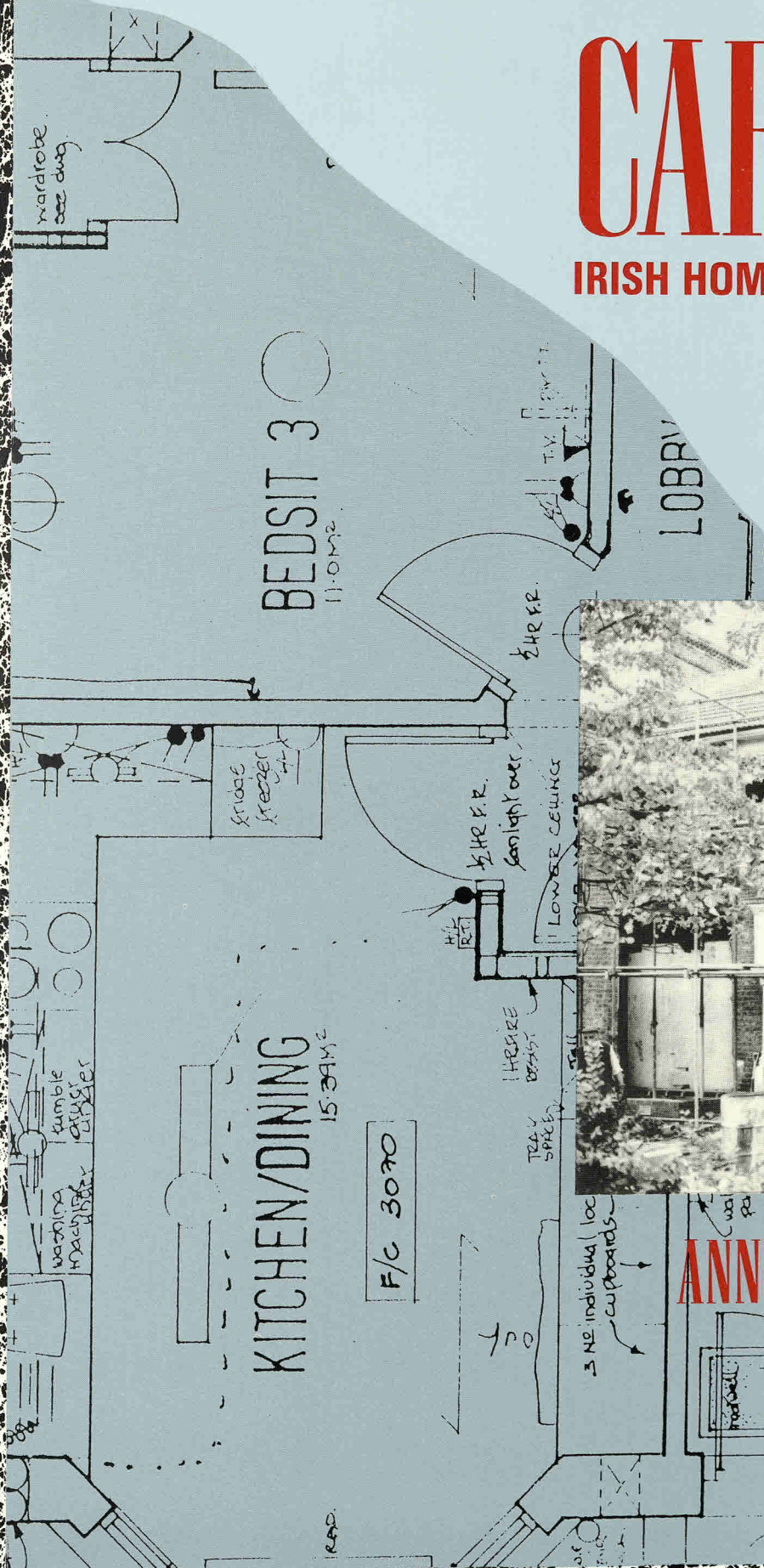


# CARA

## IRISH HOMELESS PROJECT



### ANNUAL REPORT 1988/89





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# CHAIRS INTRODUCTION

**R**egistration as the first Irish special needs housing association has been a milestone, not only for Cara but for the whole Irish community in Britain. The response to our new status has evoked some predictable reactions; confronting the reality of the disproportionate incidence of Irish homelessness presents difficulties for some within our own community and for those within the indigenous community who have ignored our needs for years.

The issue can not be conveniently explained away by blaming individual personal failure. No, a glance at international comparisons quickly makes clear that the process of inter-European migration has a similar impact on all groups of emigrants, regardless of ethnicity or colour. While many do well it is arguable that this is in spite of the experience. Too many end up in the worst housing stock, in a linear occupational mode, and with high numbers experiencing mental ill-health.

The key to addressing these needs and to getting people back into the wheels of society is, as Caras' successful resettlement levels demonstrate, culturally sensitive social, community, and housing services. However, as Caras' experience post-registration illustrates, we have a long way to go, both as an agency and as a community, to empower ourselves, to present a cogent objective case for our needs to be acknowledged and then to attract the fair share of central and local government resources which are our right as tax-paying residents of Britain.

One of the turning points in the advancement and recognition of this reality was the publication of "Irish Homelessness - The Hidden Dimension". The attendance and coverage of the launch and the subsequent impact is witness to its significance.

It of course demonstrates, as the only piece of original research on the issue, that agencies must direct more of their resources to facilitate a fuller understanding of the Irish housing experience. The absence of this understanding is again reflected in the outreach work which our staff undertake with relevant agencies.

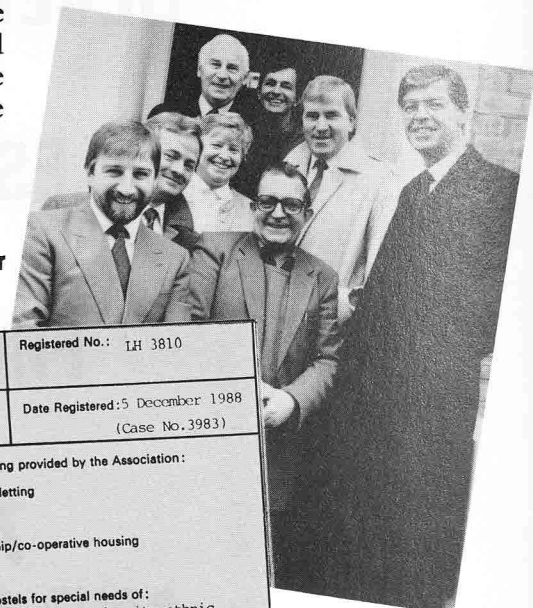
We were pleased to host during the year a lunch for Bertie Ahern T.D., the Irish Minister for Labour, after his visit to our project at Craven Park Road. We were further pleased to meet and brief a visiting delegation from the major Irish opposition party, Fine

**Fine Gael delegations visit Bardolph Road: front left Gearoid O'Meachair, Jim Higgins T.D., Sr Joan Kane, Peter Barry T.D. Don Magee, Jimmy Denihar T.D., Alan Dukes T.D., John Conroy**

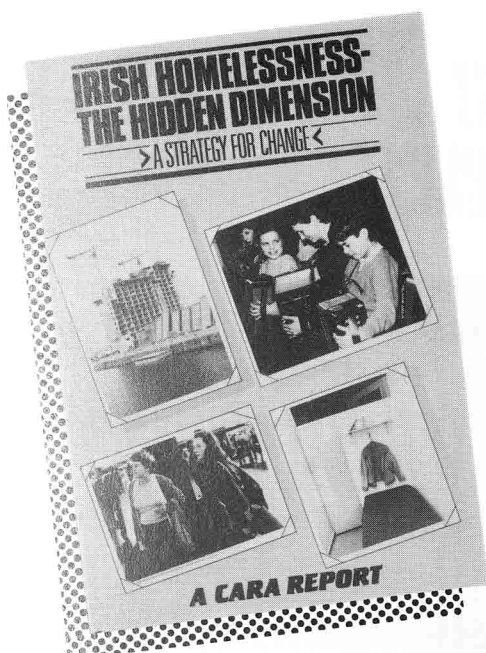
Gael, led by its Leader, Alan Dukes T.D. and accompanied by, among others, Peter Barry T.D. This is an ongoing aspect of our work to assist in providing an objective, informed input to the Irish at home on the needs of the Irish in Britain. These efforts frequently confront unrealistic hype on one hand and convenient denials of the issue on the other.

The Irish Government have a pivotal role to play in ensuring that Irish people are getting fair and equitable access to services and resources in Britain.

The year presented many challenges to Cara, in satisfying the Housing Corporations criteria for registration, in tackling the problem of diminishing access to move on accommodation, in



|   |   |   |
|---|---|---|
| Name of Association:<br>CARA IRISH HOMELESS PROJECT                 |   | Registered No.: LH 3810                             |
| Governing Instrument:<br>Memorandum and Articles of Association     |   | Date Registered: 5 December 1988<br>(Case No. 3983) |
| Registered Office:<br>72 Stroud Green Road<br>London<br>N4 3ER      | Type(s) of dwelling provided by the Association:<br><input checked="" type="checkbox"/> Housing for letting<br><input checked="" type="checkbox"/> Hostels<br><input type="checkbox"/> Co-ownership/co-operative housing<br><input type="checkbox"/> Almshouses<br><input checked="" type="checkbox"/> Housing/hostels for special needs of:<br>single members of a minority ethnic<br>community (Irish)<br><input type="checkbox"/> Housing for disposal on sale or on lease |   |
| Tel. No.:   | H.C. Regional Areas of Operation London & HC(North)   |   |
| Correspondence Address:<br>13-15 Tollington Way<br>London<br>N7 6RG | Tel. No.: 01 263 3150/9   |   |
| R.F.S. Register No.:  | C.C. Registration No.: 290182<br><i>John Denihar</i>  |   |



preparing and responding to changes in social security payments, and in preparing for our own capital allocation in 1989/90. The forthcoming year will see many more and Cara will need to work hard to protect the services which it is offering, and to increase the provision available to vulnerable members of our community.

Thanks are due to all those boroughs, both at member and officer level who supported Caras'

registration, to those who funded us during the year, and to all those who supported the launch of the Hidden Homelessness report. Finally I would like to thank the Officers, Management Committee, and staff for their commitment and service to those we work for. I am pleased to note that Caras' professional practice and considered growth is increasingly acknowledged, required, and rewarded.

*Gearoid O'Meachair*

## REGISTERED

### Cara Housing Association

In December 1988 Cara was registered as a Housing Association under Section 5 of the 1985 Housing Associations Act. What this means can be summarised as follows:

- Cara bids directly to the Housing Corporation for its own capital allocation. This gives us more control over the development programme.
- Owning property will give Cara greater long term financial security and flexibility in raising funds for development.
- Registered status will streamline the procedures by which we receive deficit grants from the DoE towards hostel running costs.
- Finally, registration has helped to give Irish homelessness the recognition and status which it requires if it is to be effectively tackled.

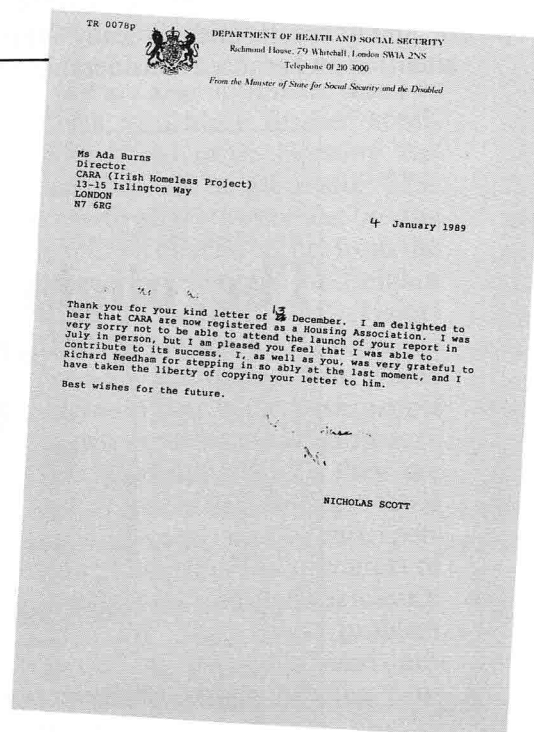
The last point is crucial: Cara exists because the needs and experiences of Irish people – positive and negative – are not the same as those of the indigenous white community. And this simple uncontroversial fact has been and continues to be ignored within services for single homeless people, within mainstream housing services, and within policy work to ensure equality of access and opportunity for all sections of the community.

Therefore Cara sought registra-

tion not as a "special needs" association, but as an association addressing the specific needs of a disadvantaged minority ethnic community. We believed that on the 5th December that is what we had achieved; the Certificate of Registration clearly states that Cara exists to meet the housing needs of "single members of a minority ethnic community (Irish)". However, it transpired that Cara was not considered eligible for the specific initiatives set up to support new and emerging Black and Ethnic

Minority Housing Associations.

Cara was set up to meet, and will continue to address the needs of Irish people who experience disadvantage and discrimination in access to housing. It welcomes registration, but will continue to argue that the Housing Corporation must fully acknowledge Irish needs within its Equal Opportunities and Anti-Racism initiatives. This means adequate resources and giving the issue full and public recognition.





# DO WE NEED SPECIALIST PROVISION FOR IRISH PEOPLE?

In July 1988 Cara launched "Irish Homelessness – The Hidden Dimension". This 16 page publication highlights the experiences of two samples of single Irish people experiencing homelessness;

- Young newly arrived women and
- Middle-aged to elderly men with an average length of residence in Britain of 36 years.

It specifically addresses the following aspects of their experience; Accommodation • Employment • Racism.

The Westminster research project was the first piece of original research on the accommodation experiences of single Irish people, and its results unequivocally supported the case for specialist Irish provision. The pamphlet received widespread attention and aroused considerable interest. Cara welcomed the words of support voiced by its guest speakers at the official launch:

**TODAY**

The streets of London are not paved with gold for all of the 30,000 young Irish people who arrive each year. Many end up in hostels and the worst-paid jobs, as a survey published yesterday shows. **Ella Shanahan**, London Editor, reports

## The plight of the Irish in London

JOYCE SCULLY came over to London a few years ago to look for her missing brother. She had hoped to stay with friends but they had moved on by the time she arrived. After two terrifying nights on the streets, she was referred by a church in Covent Garden to Cecil House in Buswell Street, one of just eight hostels for women in central London.

Juan is typical of many young Irish — but especially young women — who come to London, looking for well-paid work, and excitement. Too often, they end up jobless, homeless, sick and depressed.

Juan's story had a happy ending. Today, she is assisting Mrs. Marianne Huaracha to run Cecil House, which caters for 35 young women. For £7.20 a night, paid by the Department of Health and Social Security, they can stay for up to six months and are given every help to find permanent housing.

"The Irish percentage of our girls fluctuates. There seems to be a wave coming over at the moment," Mrs. Huaracha says. "This hostel was started by G. K. Chesterton's sister-in-law, a journalist and writer in 1927 and the similarity with now is immense. The destitution is as great as ever it was."

Mr. Wick Hartsick runs the Centrepoint night shelter in Soho. He says 30 per cent of the people he accommodates are Irish. They kept 750 Irish in a three-month period recently. "The situation for all young people, and particularly Irish people, has got a lot worse since the reform of the social welfare system in April. (A person must have a permanent address and wait two weeks before getting social welfare payments now). They are left stranded, with no money and nowhere to stay, and in a very quick period, young emigrating people may begin the downward spiral to homelessness," he says.

Cara, the Irish Homeless Project, which provides single homeless Irish people with a period of supported housing — the next stage after a hostel — estimates that 26 per cent of people living in hostels in central London are Irish.

They divide almost equally between young single women and middle-aged to older single men who, in the words of Labour's housing spokesman Mr. Clive Soley, "worked in the building industry and having worked their best years are no longer required by that industry and drift into poor or no accommodation, often with a history of alcohol abuse, which is high in the building industry anyway."

According to the 1981 census, 76 per cent of Irish men in London are manual workers, compared with 80 per cent of white, British-born males. Of four per cent of Irish women working in poorly-paid menial grades, compared with 43 per cent of Afro-Caribbean women and 49 per cent of white British women.

IN DUBLIN, the Fine Gael spokesman Mr. Peter Barry reveals that the Cara confessions underlined again the "flood of young Irish people who emigrate."

"In the Fine Gael policy we recommended that one Government be made responsible in all immigration and that the Government contact the DHSS to arrange for young Irish people (at Irish Government expense) to be sent to the United Kingdom to be housed and trained in a particular industry."

He also urged that the Government be substantially recognised of the increase in emigration in 1987 and 1988.

Mr Noel Clarke undertook a study, published yesterday, of the "responsibility lies also in Ireland."

Discrimination is real, and racial, according to Cara. Although not perhaps as apparent in black and Asians as in the Irish.

Despite the fact that there are two million Irish living in Britain, with more arriving at the rate of 30,000 a year, almost from Ireland make up just 1.5 per cent of London's 6.5 million population. Most of the Irish have done and are doing well and have been assimilated into British society. But, according to Mr. Gerard Meacham, chairman of Cara, their cultural identity is neither recognised nor accepted. This makes life especially difficult for the unlucky ones who do not "make it."

The Irish themselves are not the only people who realise that there is a problem here. Cardinal Basil Hume, one of the luminaries who attended the launch of the Cara report yesterday, said he believed responsibility for dealing with the situation rested with the Irish community in Ireland as well as the British, and in both instances with civil as well as Church authorities.

The problems could be expected to worsen, as growing numbers of young Irish arrive over the next five to seven years because of the recently discovered scarcity of 16 to 19 year olds in this country's labour pool.

Preparation for emigration was essential, he said, a point also stressed by Mr. Richard Needham, Minister for Health and Social Security in Northern Ireland and himself "an Anglo-Irish Jew."

"It's up to all of us to help assimilate the people of all Ireland into our society," he said, adding that in Northern Ireland he would not introduce a system of providing pre-emigration advice similar to that already available in the Republic.

The Irish Ambassador, Mr. Andrew O'Rourke, who is only too well aware of the problem, said that unsuccessful Irish people withdrew from the successful Irish community and without the support of groups like Cara were in danger of becoming totally demoralised.

To redress the situation, Cara wants the Irish in London treated as an ethnic minority by State and local agencies. This would mean that equal opportunity policies would have to be implemented to give the Irish their fair share of employment, advancement in jobs and of services provided.

Cara itself wants to be registered as an official housing agency by the Housing Corporation. If the Housing Corporation agrees, Cara will then have access to the special £1 million fund which is available for black and ethnic minority groups for housing in London. Mr. Ada Burns, their administrator explains:

"At present, they have to get other organisations to buy properties for them; which they then refurbish and manage. And they have access only to the general £25 million allocation which must be spread over all tenants."

MARK BRENNOCK

**Mr Richard Needham MP, Minister For Health at the Northern Ireland office who graciously delivered a speech which was to have been given by Nicholas Scott MP, Minister of State for Social Security**

**Cardinal Basil Hume, Archbishop of Westminster**

**The Irish Ambassador to Britain, Mr Andrew O'Rourke**

**Mr Clive Soley MP, Labour spokesperson on Housing**

**Aid for**

**arry**

**CARA WISHES TO RECORD ITS THANKS AND GRATITUDE TO THE SPEAKERS FOR GIVING OF THEIR TIME TO SUPPORT THE REPORT LAUNCH**

# HOUSE REPORTS

Introduction • Bardolph Road • Amhurst Road • Craven Park Road



curred in the period between a resident being nominated and their being rehoused. Despite those delays, we managed to successfully rehouse 14 people into independent accommodation.

Next year will see two permanent schemes going on site in Islington and Hackney which will relieve the pressure on this key aspect of our work.

We are also optimistic that our efforts to achieve further nominations into other Housing Associations will be successful. This is particularly important in the light of an interim report from the Single Homelessness In London Working Party/National Federation of Housing Associations on move-on accommodation which suggested that while Irish people are over-represented in temporary hostel accommodation, they are under-represented amongst those getting access into secure permanent housing. In the context of Equal Opportunities it is clearly important that this problem should be examined and addressed by public housing providers.

The year saw new legislation introduced which had important implications for the funding of the projects. In April the new Social Security Act came into force. This had two major consequences for us. Under the old regulations, housing projects eligible for board and lodging payments received these payments in advance. Under the new Act, they are now paid in arrears. The transitional period was fraught with difficulties with many residents experiencing delays. However, there was an

**I**n the year 1988/89 Cara had three housing projects in management comprising of 21 bedspaces in total. Two of the houses, located in Bardolph Road, Islington, and Amhurst Road, Hackney, are for older Irish men. The third house at Craven Park Road, Haringey, is for young Irish women. We have a housing management team of four people with each scheme having its own Manager and with shared responsibility for holidays and sickness cover.

From the housing management perspective, this year was one of

**The Irish Minister for Labour, Bertie Ahern T.D. visits Bardolph Road**

change and uncertainty. The key issue that concerned us was the continuing decline in move-on accommodation because of the decrease in local authority housing stock and increased pressure on Housing Association stock. The effects of this have been uneven for the projects. Although the overall number of nominations to independent accommodation has been maintained, for some of the projects, major delays have oc-



important improvement for residents as a result of the Act. Although the implication of the Act was a reduction in the incomes of many of those receiving benefit, the introduction of the Community Care Grant has been – to date – an improvement on the old regulations. Previously people moving to independent accommodation and in receipt of social security payments applied for and mostly received furniture grants of up to £260. This was a totally inadequate sum for a person setting up home and on a low income. The situation was compounded by unacceptable delays in this money being released. Under the new system all of those entitled who have applied, have received £500 (the maximum allowable), within two weeks of submitting their applications. This has been of real assistance in enabling our residents to start independent lives with some degree of comfort.

Another major issue for Cara in terms of its management policies was the introduction of “assured tenancies” in January 1989, as a result of the Housing Act. The full implications of this change in the legal status of the residents of our projects are as yet unknown, but it is clearly an improvement on the old licence agreement, the status of which had become totally unclear for staff and resident alike.

Overall the new assured tenancies combined with the Tenants Guarantee issued by the Housing Corporation puts an onus on special needs projects to clarify and make more explicit the relationship between landlord and tenant and the rights which residents of special projects have access to, and this is something which we as a management team welcome.

Last year it was agreed that a Cara Staff Handbook be produced to help to bring together and develop clear policies and procedures for the effective management of the organisation. During the year the financial section was completed, submitted to Housing Management Sub Committee and subsequently endorsed by the full Management Committee. This is a detailed guide to all financial policies and procedures and was a combined effort on the part of the housing management team and central office.

During the coming year we will be looking at other issues such as resettlement policies and terms and conditions of employment.

### **Resettlement**

Resettlement work is the central focus of our role within the projects. As stated above, despite problems in getting access to move-on accommodation we have successfully rehoused 14 people into their own secure, permanent

homes. These have been provided by housing associations and by local authorities across London, and have generally consisted of one bed flats in street property or in blocks of flats.

The process of resettlement and preparation for moving on from a Cara house includes the following elements;

- making an assessment of the permanent accommodation needs and aspirations of the resident. For example some people might not want to live in independent housing, they might want to live permanently in some kind of shared accommodation.

- discussing with other staff how the move-on resources available to the agency can meet the needs of residents. For example some people might want to live in a different part of London to the project, perhaps because of family

**Paul Dunne from Dundalk living at Conway House... "I'm over here to try to make a life for myself."**





## BARDOLPH ROAD HOUSE REPORT

The Bardolph Road scheme is located in the London Borough of Islington and can accommodate eight men between the ages of 30 and 65 years. In practice we tend to house men on the older end of this age range. We accommodate men with a range of needs including emotional and alcohol problems. The house offers residents their own bedroom and shared access to fully equipped modern kitchen, communal area and laundry. The house, which was developed for Cara by Circle

33 Housing Trust has been in management for over two years.

During the year seven men left the house; two left unexpectedly, and five were successfully rehoused into their own permanent flats. Of these three were rehoused by Circle 33 and two via the LAMS scheme. Most of the men continue to maintain contact with the house.

We experienced some delays in nominations coming through which has caused a great deal of frustration for the men concerned.

*Don Magee*

links, and so we might want to utilise the London Area Mobility Scheme or Housing Association Liaison Office.

- nominating the resident to the appropriate agency, this includes advice on the type of housing stock likely to be available, the geographical areas etc. It is unfortunately the case that our residents have little real choice in their move-on accommodation – being too specific about a geographical area simply prolongs the wait for a flat to come up.

- the time between the nomination being made and an offer coming through can be long and frustrating for the resident. It is difficult to do much preparatory work with the resident because this can again raise expectations which may then be dashed. However the issue is maintained as a discussion point for staff and residents.

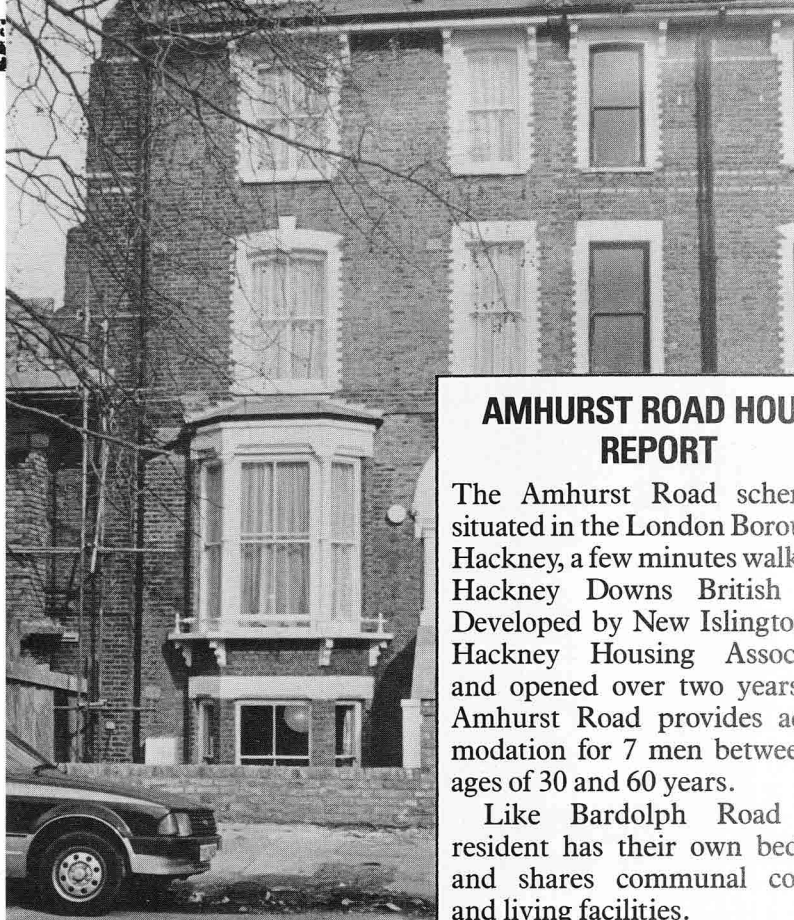
- when an offer is made a wide variety of practical and other issues need to be resolved; viewing the flat; discussing its suitability; discussing any essential maintenance work required; assessing any decorations which may be needed; making an application for a Community Care Grant and discussing with the resident the furniture they will need and the best places to buy it from; sorting out changes in benefits etc.

In addition to the practical issues the offer of a flat confronts the resident with the reality of taking on their own accommodation and of living alone; although they may have been eagerly looking forward to this event, when it actually happens the negative aspects of moving on from a communal environment come to the fore. Moving house for anyone is a fairly traumatic experience, but particularly so when you have never lived alone, or not for many years, or have



never had the responsibility of managing essentials such as heat and lighting bills, and rates. It is very important to offer people in this situation time to talk through their anxieties and worries, to discuss options for company, support and advice, and to reassure them of the continuing availability of Cara staff until they feel settled in their new home.

● once the person has moved on we encourage residents to maintain contact with both staff and other residents and to visit the house if they want to. In fact we have found that in addition many residents have established networks of friends amongst other men or women who have lived in Cara houses.



## AMHURST ROAD HOUSE REPORT

The Amhurst Road scheme is situated in the London Borough of Hackney, a few minutes walk from Hackney Downs British Rail. Developed by New Islington and Hackney Housing Association and opened over two years ago, Amhurst Road provides accommodation for 7 men between the ages of 30 and 60 years.

Like Bardolph Road each resident has their own bedroom and shares communal cooking and living facilities.

Ideally, residents would stay at the project for around twelve months before moving on to their own accommodation via nomination to a housing association or local authority (New Islington & Hackney Housing Association, the London Area Mobility Scheme or Hackney Council). However this year was a particularly difficult one in terms of meeting this programme of re-settlement.

The borough has abandoned its commitment to re-house people from Special Needs Projects because of the level of need from people who are statutorily homeless, and very lengthy delays have been experienced by people nominated to New Islington and Hackney Housing Association for similar reasons. We very much hope that this situation improves over the coming year.

Despite these frustrations three people were re-housed through LAMS, and contact has been maintained with these men who have settled in well in their new homes.

*Tony Nolan*

## APPLICATIONS FOR HOUSING IN BARDOLPH ROAD AND AMHURST ROAD

Because these houses accommodate men of the same age range, both tend to share the same referrals. On average we receive four to five telephone enquiries per week. Towards the latter end of the year, these enquiries noticeably increase. Because we are more often than not full or are unsure exactly when a vacancy will arise we operate a waiting list.

During the year we received 46 completed applications from the following agencies:

|   |   |
|---|---|
| Bondway Nightshelter                          | Lambeth                                 |
| Cricklewood Homeless Concern                  | Barnet                                  |
| Haringey Irish Community Care Centre          | Haringey                                |
| JART  | D.S.S. Resettlement Units across London |
| Irish in Islington Project                    | Islington                               |
| Probation Service                             |   |
| Passage Day Centre                            | Westminster                             |
| Providence Row Nightshelter                   | Tower Hamlets                           |
| D.S.S. Reception Centres:                     | Spur House, Pound Lodge                 |
| Riverpoint Nightshelter                       | Hammersmith                             |
| St Mungos Housing Association                 | various boroughs                        |
| Southwark Day Centre                          | Southwark                               |
| Local Authority Social Services Departments – | Haringey                                |
|   | Waltham Forest                          |
|   | Islington                               |
|   | Camden                                  |
|   | Hammersmith                             |
|   | Hackney                                 |

In addition we received six self referrals.

## CRAVEN PARK ROAD HOUSE REPORT

The womens' housing project at Craven Park Road is situated in the London Borough of Haringey and is very near Stamford Hill Broadway.

This project consists of six self-contained bedsits on two levels with a central courtyard and adjoining wardens bungalow. Each bedsit consists of a hall, storage cupboard and bedsitting room with a kitchenette and is for women between the ages of 18 and 30.

The project has now been in management almost two years and remains in very good condition. This is due both to the standard of the finish and decoration and the women who live here taking good care of the place. As with the mens houses some of the women have experienced delays in their nominations for re-housing coming through.

Nevertheless during the year six women have successfully moved into their own flats.

Two of these were re-housed by Family Housing Association, who own the project and two through LAMS Scheme. One of the women had been referred to the project by Haringey Emergency Housing, and came with her own nomination for move-on, and the sixth woman was re-housed by Haringey. Earlier in the year we were fortunate to secure a quota of two nominations per year from Haringey council.

Of the six women re-housed, two were eligible for and received the Community Care Grant. This helped them tremendously in furnishing their new homes.

## APPLICATIONS FOR HOUSING IN CRAVEN PARK ROAD

Throughout the year the volume of enquiries and referrals has remained high. A short waiting list is maintained; short because the majority of referrals received are from women whose housing needs are imminent.

During the year we received referrals from the following agencies:

|                                      |             |
|--------------------------------------|-------------|
| Brent Irish Advisory Service         | Brent       |
| Haringey Irish Community Care Centre | Haringey    |
| Irish Centre                         | Camden      |
| Irish in Islington Project           | Islington   |
| London Irish Women's Centre          | Hackney     |
| Piccadilly Advice Centre             | Westminster |

In addition the numbers of self referrals have been on the increase this year. Many of the young women who ring me looking for accommodation were living in sub-standard accommodation and/or suffering harrassment as well. Apart from irregular vacancies at Craven Park Road I was unable to help very much. It was agreed therefore that I should contact other agencies/hostels in London to find out which were likely to be responsive to referrals from young Irish people. I was also interested in finding out whether hostels

- operated an equal opportunities policy
- if they did, did it acknowledge Irish housing need
- if yes to the above what percentage of Irish did or would they accept?
- the age group
- were they receiving referrals from Irish agencies.

So far I have written to the following, some of whom I have also visited:

|                                |   |
|--------------------------------|---|
| Alone in London Service        | Peter Bedford Trust                           |
| Look Ahead Housing Association | Prince Arthur House                           |
| Camden Accommodation Scheme    | Homeless Action                               |
| Circle 33 supported housing    | St. Mungos (various hostels)                  |
| GAP House                      | St. Georges Community Trust (various hostels) |
| Interval Project               | St. Giles Shared Housing                      |
| Kipper Project                 | Stopover House                                |
| Pagnell St. Hostel             | Intake  |
| Patchwork Community Housing    | SSYHP   |
| Islington Community Housing    |   |

The results of my visits to the hostels/projects have been very encouraging so far. The projects that I have been to, that have not to date had Irish residents, are very eager to change this situation and would welcome referrals from Irish agencies. Some of these projects have since notified me when vacancies arose and I have been able to refer women, who were either unsuitable for CPR or were referred to me when I did not have any vacancies.

I hope to build on this work, writing it up and circulating to other Irish agencies which would find the information of assistance.

Mary Boyle



## DEVELOPMENT REPORT

**C**ara secured funding to appoint its first Development Manager in December 1988. We wish to thank the London Borough of Haringey and the London Boroughs Grants Scheme for enabling the post to be created. My role is to manage Cara's development programme, keep up to date on changes in legislation which affect Housing Associations, and to maintain close contact with our partner Housing Associations and local groups who support Cara's aims and objectives.

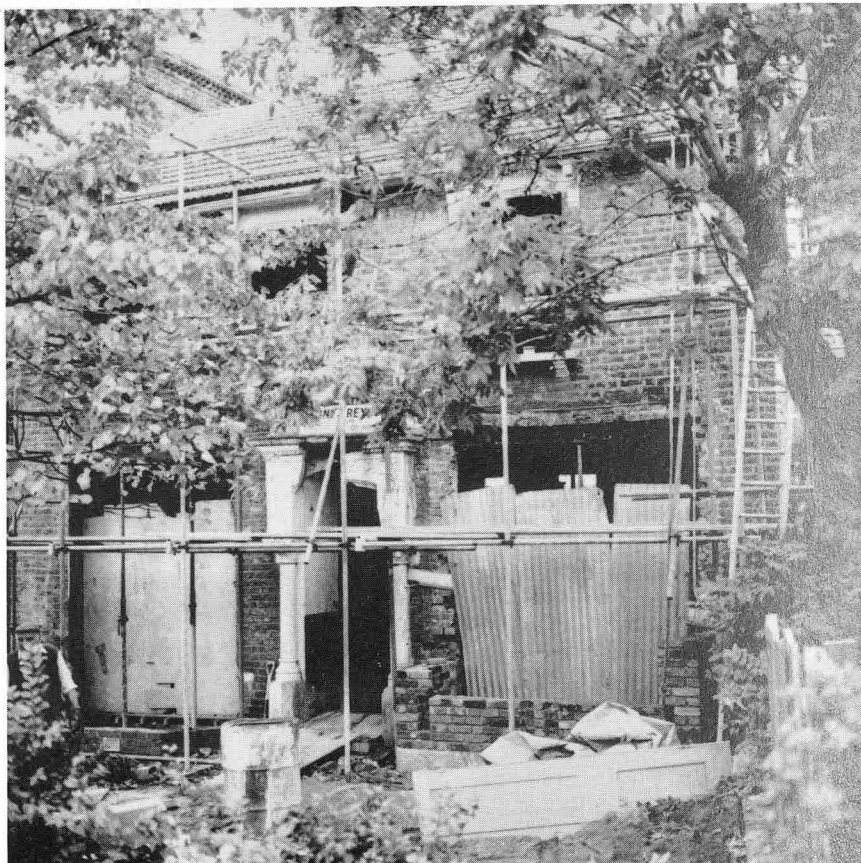
During the last 12 months, there have been many changes in the housing world with the introduction of the Housing Act, and the forthcoming changes in housing benefit. Nonetheless, Cara has maintained and added to its development programme and we envisage a tripling in managed provision by late 1990.

At present we have 21 bed-spaces in management; a further 8 bedspace scheme is on site and we envisage a further two schemes to go on site during 1989/90.

Cara, as a London wide agency, works wherever a need is identified and where we can obtain funding. Frequently the need will be identified by local Irish people or groups who have experienced an unmet Irish need.

### ***Cara in South London***

A major development in the year was the expansion into South London. In last years report, concern was expressed around the impact of hostel closure programmes for the large numbers of Irish men who use them. This was an issue which particularly af-



fected the London Boroughs of Southwark and Lewisham. In addition, Cara was invited by Threshold Single Persons Housing Association to investigate the needs of Irish women in Wandsworth. Research projects in each borough were undertaken (see Research Report) and meetings held with the local Irish community, Local Authority, and Housing Associations. We were very grateful for the support and advice given to Cara by local Irish people in preparing the bids. Subsequent to the research, bids were submitted to the Housing Corporation for the three boroughs. In the case of Southwark this was with strong local authority support, and we would again like to thank members for

**Victoria Terrace in Haringey went on site during the year. It will provide four bedsit units for young women**

their letters of support to the Corporation.

At the end of the year it was becoming apparent that the bids would not receive funding from the Housing Corporation on the basis that its office for the Region was not sufficiently familiar with Cara and with the arguments for specialist provision for homeless Irish people. While this was regrettable, particularly given the amount of work put into the proposals by Cara and by its local supporters, we look forward to taking up the invitation from the Corporation to present our re-

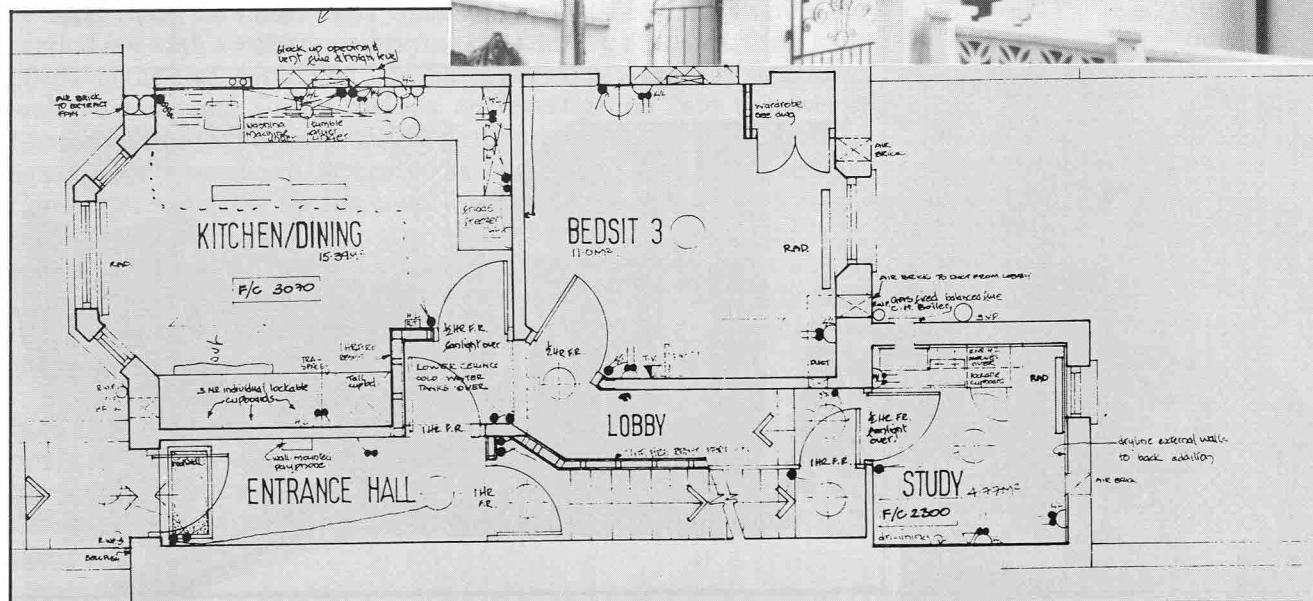
search on local Irish homelessness and on the role which Cara can play in tackling it.

### **Other Activities**

In addition to the business of co-ordinating the programme and new bids I am collating a development plan for Cara which will maximise the use of available resources and staffing in particular areas. In order to do this, we intend to cluster schemes in particular boroughs in order to cover the needs that are apparent from research and to facilitate a coherent management structure. It is also vital to increase our knowledge and understanding of those aspects of the development process which, as a management agent we have had no part in, but which as a registered association will be our own responsibility to manage.

In summary, I am looking forward to the coming year as we see a number of schemes in the development pipeline come to fruition, and as we take on the challenges which housing association status poses for us.

*William McLoughlin*





## DEVELOPMENT PROGRAMME

| <u>BOROUGH</u>   | <u>BED<br/>SPACE</u>            | <u>GENDER</u>                 | <u>AGE</u>                                    | <u>HOUSING<br/>ASSOCIATION</u>                         | <u>ON<br/>SITE</u>  | <u>COMPLETE</u>                           |
|--|---------------------------------|-------------------------------|---|--|---|---|
| <b>BARNET</b><br>58 Station Road<br>203 West Hendon<br>Broadway  | 6<br>5                          | M<br>M                        | 30+<br>30+                                    | M.H.T.   | MARCH<br>1990   | AUG/SEPT<br>1990                          |
| <b>CAMDEN</b><br>100 Pratt Street<br>Iverson Road  | 5<br>8                          | F<br>F                        | 30+<br>30+                                    | ST PANCRAS<br>P.C.H.A.                                 | 1990/91<br>1990/91  | 1991<br>1991                              |
| <b>HACKNEY</b><br>140 Amhurst Road<br><br>321 Amhurst Road<br>(NEW BID)<br>Portland Rise   | 7<br><br>6-8<br>13              | M<br><br>M<br>M/F             | 30+<br><br>30+<br>18-26                       | N.I.H.H.A.<br><br>CARA<br>N.I.H.H.A.                   | IN<br>MANAGEMENT<br>1990/91<br>1991                       | 1988<br><br>1991<br>-                     |
| <b>HARINGEY</b><br>1 Craven Park Road<br><br>7 Victoria Terrace<br><br>107 Woodstock Road<br>70 Stroud Green Road<br>89 Woodstock Road | 6<br><br>4<br><br>4<br>8<br>4-5 | F<br><br>F<br><br>F<br>M<br>M | 18-26<br><br>18-26<br><br>18-26<br>30+<br>30+ | F.H.A.<br><br>CIRCLE 33<br><br>CIRCLE 33<br>L&Q<br>L&Q | IN<br>MANAGEMENT<br>IN<br>MANAGEMENT<br>-<br>1989<br>1990 | 1988<br><br>1989<br><br>-<br>1990<br>1991 |
| <b>HAMMERSMITH<br/>&amp; FULHAM</b><br>4 Southerton Road   | 6                               | M                             | 30+   | N.H.H.T.   | 1989  | 1990                                      |
| <b>ISLINGTON</b><br>27 Bardolph Road<br><br>41 Hilldrop Road<br>Ellington Street   | 8<br><br>10<br>3                | M<br><br>M<br>F               | 30+<br><br>30+<br>30+                         | CIRCLE 33<br><br>CIRCLE 33<br>CIRCLE 33                | IN<br>MANAGEMENT<br>1990<br>1990                          | 1987<br><br>1990<br>-                     |



## RESEARCH REPORT



**Pictures from our report launch:  
Mr Andrew O'Rourke, Irish  
Ambassador, Fr Bobby Gilmore  
and Gearoid O'Meachair**

The Cara research programme for 1988/89 involved the following principle pieces of work:

**April to mid July '88** saw the completion for publication of "Irish Homelessness – The Hidden Dimension" pamphlet.

**Mid-July to April '89** and the emphasis was on the drafting of a final and more comprehensive report from the findings of the Westminster study and on borough studies in south London.

During the same period research among residents within Cara's projects was planned and initiated, and in January 1989 an index of percentage distributions within the ethnic population of London's 32 boroughs and the City of London, was compiled.



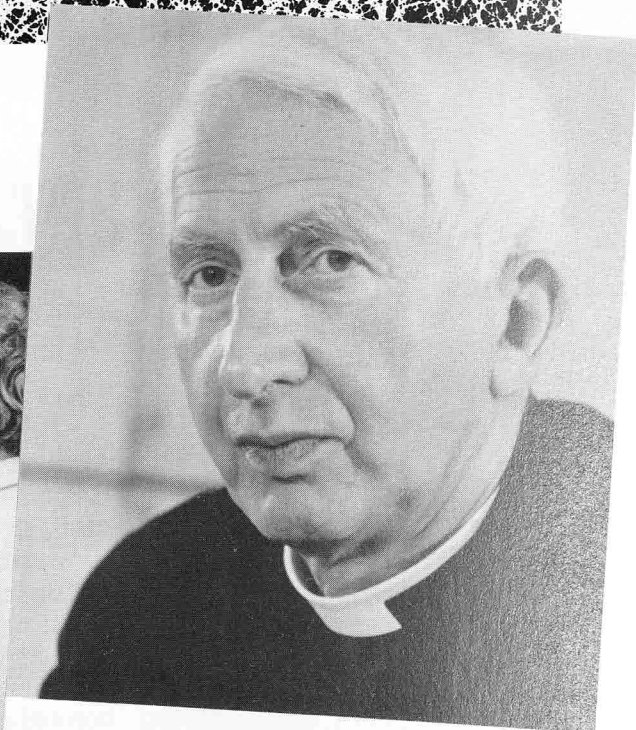
### THE BOROUGH STUDIES

Altogether three 4-6 week studies were made in the London boroughs of Southwark, Lewisham and Wandsworth. Each of these studies was carried out with a view to portraying the housing needs of single Irish people in the area, compiling a profile of the Local Authority structures and practices and finally making an investigation into the overall housing situation and resources. Once these objectives were achieved in a particular borough, an internal report was first of all compiled to brief Committee members on the most appropriate bids for new housing schemes. On the basis of these a meeting was arranged during which the local Irish community, local Councillors and community advice and/or housing workers discussed with members of Cara both the findings of the research and the merits of each project proposal presented to them.

This meeting served therefore, as a sounding board putting to test both the findings of the research and the feasibility of the proposed projects. It was also a means of generating support for project proposals. All of these research reports are available at the Cara Central Office at: 424 Seven Sisters Road, London N4 2LX at a cost of 75 pence.







More pictures from the launch: Clive Soley M.P. chats to Cllr Maurice Barnes, Chair of AMA Housing Committee and Sheila Camp of the NFHA. Cardinal Basil Hume, Archbishop of Westminster

### THE WESTMINSTER RESEARCH REPORT

This report was to have been concluded after the launching of "Irish Homelessness ... The Hidden Dimension" in July 1988, but was shelved until February 1989 because the urgency of the reports in South London. As of April 1989, the core chapters relating to the findings of the study have been completed, but further chapters are to be added to make it a more comprehensive document.

These chapters are targeted for completion by August 1989.

The final report is expected to be launched at the end of the calendar year.

### RESEARCH WITHIN CARA PROJECTS

The object of this research is:

1/ to discover the impact that living in a specifically Irish housing project is having on homeless Irish people,

2/ to identify the resettlement preferences and on-going support needs of residents and,

3/ to gain insights from residents in existing Cara projects which will contribute to better design and management as Cara expands in the future.

The research instrument was designed with particular emphasis on avoiding intrusiveness of any kind into the lives of the residents. It was to be administered in two phases at intervals of six months as a questionnaire among the residents of the youth schemes and an interview schedule among the older mens schemes. As of April 1989, it has already been administered to 12 residents as part of an initial pilot study. The results of this show that, while the questions are essentially sound in terms of being geared to the information needs of the study, the design and style of the instrument could be improved. At this point, it is hoped to first review and refine the instrument and then later continue with the research work.

### INDEX OF PERCENTAGE DISTRIBUTIONS

This is a 36 page document compiling tables each of which illustrated the percentage distribution of the ethnic population within an individual London Borough. It also includes an introductory table which demonstrates the proportion of the Irish population in relation to the overall ethnic population in each of London's 32 Boroughs and in the City of London.

All tables use data which base an individual's birthplace on that of the head of household within which the person resides. Such a procedure was recommended in estimating ethnic minority proportions at Local Authority level by the Office of Population Censuses and Surveys in 1986.

Finally and looking ahead to the financial year, the priorities will centre on the completion and publication of the Westminster Research report and on the work with residents.

Noel Clarke

# FINANCE REPORT

## INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31 MARCH 1989

| NOTES                                       | 1988<br>£ | 1989<br>£ | 1988<br>£ |
|---|-----------|-----------|-----------|
| <b>HOSTEL REVENUE ACCOUNT SUMMARY</b>       |           |           |           |
| Amburst Road                                | 35,423    |           | 31,813    |
| Total Income                                | (45,859)  | (10,436)  | (5,209)   |
| Less: Expenditure                           |           |           |           |
| Deficit for Year                            |           |           | 39,621    |
| Bardolph Road                               | 50,308    |           | (42,556)  |
| Total Income                                | (54,476)  | (4,168)   | (2,935)   |
| Less: Expenditure                           |           |           |           |
| Deficit for Year                            |           |           | 8,621     |
| Craven Park Road                            | 27,632    |           | (10,274)  |
| Total Income                                | (31,457)  | (3,825)   | (1,653)   |
| Less: Expenditure                           |           |           |           |
| Deficit for Year                            |           |           | 87,514    |
| <b>OTHER INCOME &amp; EXPENDITURE</b>       |           |           | 520       |
| HOUSING ACTIVITIES                          | 6         | 84,459    |           |
| Grants & Donations                          |           | 3,302     |           |
| Bank Interest                               |           | 116       |           |
| Other Income                                |           |           |           |
|   | 7         | 87,877    | 88,434    |
|   |           | 54,863    | 82,044    |
| Less: Office Costs                          |           |           | 6,390     |
| Surplus for the Year                        |           |           | 14,585    |
| <b>TOTAL SURPLUS/(DEFICIT) FOR THE YEAR</b> |           |           | (842)     |
| (Deficit/Surplus at Beginning of Year)      |           |           | (4,500)   |
| Transfers to Provision                      |           |           | (3,500)   |
| Research                                    |           |           | (4,800)   |
| Office Relocation                           |           |           |           |
| Furniture Replacement                       |           |           |           |
| <b>SURPLUS/(DEFICIT) AT END YEAR</b>        |           |           | 943       |



IRISH HOMELESS PROJECT  
424 Seven Sisters Road  
Manor House  
London N4 2LX  
01.800 2744/2806

## BALANCE SHEET AS AT 31 MARCH 1989

| NOTES   | £ | £        | 1988<br>£ |
|---|---|----------|-----------|
| <b>FIXED ASSETS</b>   |   |          |           |
| <b>CURRENT ASSETS</b>   |   |          |           |
| Debtors   | 2 | 6,616    | 17,385    |
| Cash at Bank and in Hand  | 3 | 2,778    | 2,558     |
|   |   | 60,350   | 34,861    |
|   |   | 63,128   | 37,419    |
| <b>CREDITORS</b>  |   |          |           |
| Amounts Payable Within One Year                                   |   |          |           |
| Net Current Assets  | 4 | 42,287   | 29,648    |
| Total Assets Less Current Liabilities                             |   | 20,841   | 7,771     |
| Provisions  |   |          |           |
| Deferred Income   | 5 | 27,457   | 25,156    |
|   |   | (19,898) | (6,580)   |
|   |   | (6,616)  | (19,418)  |
| <b>EXCESS OF ASSETS OVER CURRENT LIABILITIES &amp; PROVISIONS</b> |   |          |           |
|   |   | 943      | (842)     |
| <b>CAPITAL AND RESERVES</b>                                       |   |          |           |
| Income & Expenditure Account                                      |   | 943      | (842)     |

Cara receives its funding from three major sources:

- charges to residents
- Hostel Deficit Grant
- revenue grants from local authorities and the D.S.S.

As a relatively young Association we are disproportionately reliant on revenue grants: while we have a substantial development programme which generates a great deal of work, our stock in management is still very small and does not therefore produce as much income as we would wish.

We would like to record our thanks to the following organisations and bodies which supported Cara during the year:

|  |                               |
|--|-------------------------------|
| London Boroughs Grants Scheme            | Allied Irish Bank             |
| London Borough of Haringey               | Allen Lane Foundation         |
| London Borough of Hammersmith and Fulham | St. Patrick's, Soho           |
| Department of Social Security            | The Lord Allenby Public House |
| Housing Associations Charitable Trust    | Tyrone Association            |



## MANAGEMENT COMMITTEE

Gearoid O'Meachair - Chair  
Sr Joan Kane - Secretary  
Bobby Gilmore - Vice Chair  
Bairbre Foreman - Treasurer  
(until December 1988)  
Tom Gately - Treasurer  
(from December 1988)  
Breifne O'Reilly  
Brenda McLoughlin - co-opted July 1988  
Breege Brandon - co-opted July 1988  
Rory Murphy - co-opted February 1989  
Adrian Smith - co-opted February 1989



Mary Connolly - Observer  
Representatives from:-  
London & Quadrant Housing Trust  
New Islington & Hackney Housing Association  
Circle 33 Housing Trust  
Family Housing Association

## STAFF TEAM

### CENTRAL OFFICE

Ada Burns - Director  
Catriona Kelly - Administrator  
Noel Clarke - Researcher  
William McLoughlin - Development Manager  
(from December 1988)

### PROJECT MANAGERS

Don Magee  
Tony Nolan  
(from July 1988)  
Mary Boyle  
Con O'Shea  
(resigned March 1989)  
Cora Dear  
(resigned July 1988)

## AFFILIATIONS AND OTHER ACTIVITIES

Cara is a member of/involved in the following activities;

National Federation of Housing Associations

SITRA

CLASSF

SHELTER

London Irish Youth Forum

Haringey Irish Consultative Forum

Southwark Irish Forum

An Teach Irish Housing Association

Haringey Ethnic Minorities Joint Consultative Committee

### **REPORTS AVAILABLE FROM CARA**

|   |      |
|---|------|
| "Irish Homelessness - The Hidden Dimension"               | 1.25 |
| "The Housing Position of Young Irish People<br>In London" | 0.75 |
| Borough Research Reports - Lewisham                       | 0.50 |
| Wandsworth  | 0.50 |
| Southwark   | 0.50 |
| Annual Reports  | FREE |

REGISTERED AT THE HOUSING CORPORATION (LH 3810)  
COMPANIES REGISTRATION NUMBER: 1833268  
CHARITIES REGISTRATION NUMBER: 290182  
CARA IS A COMPANY LIMITED BY GUARANTEE  
REGISTERED OFFICE: 72 STROUD GREEN ROAD, LONDON N4  
CENTRAL OFFICE: 424 SEVEN SISTERS ROAD, LONDON N4  
AUDITORS: SAYER VINCENT  
BANKERS: ALLIED IRISH BANK