

HOPE^{into} ACTION

Enabling churches to house the homeless



Annual Report 2012/13

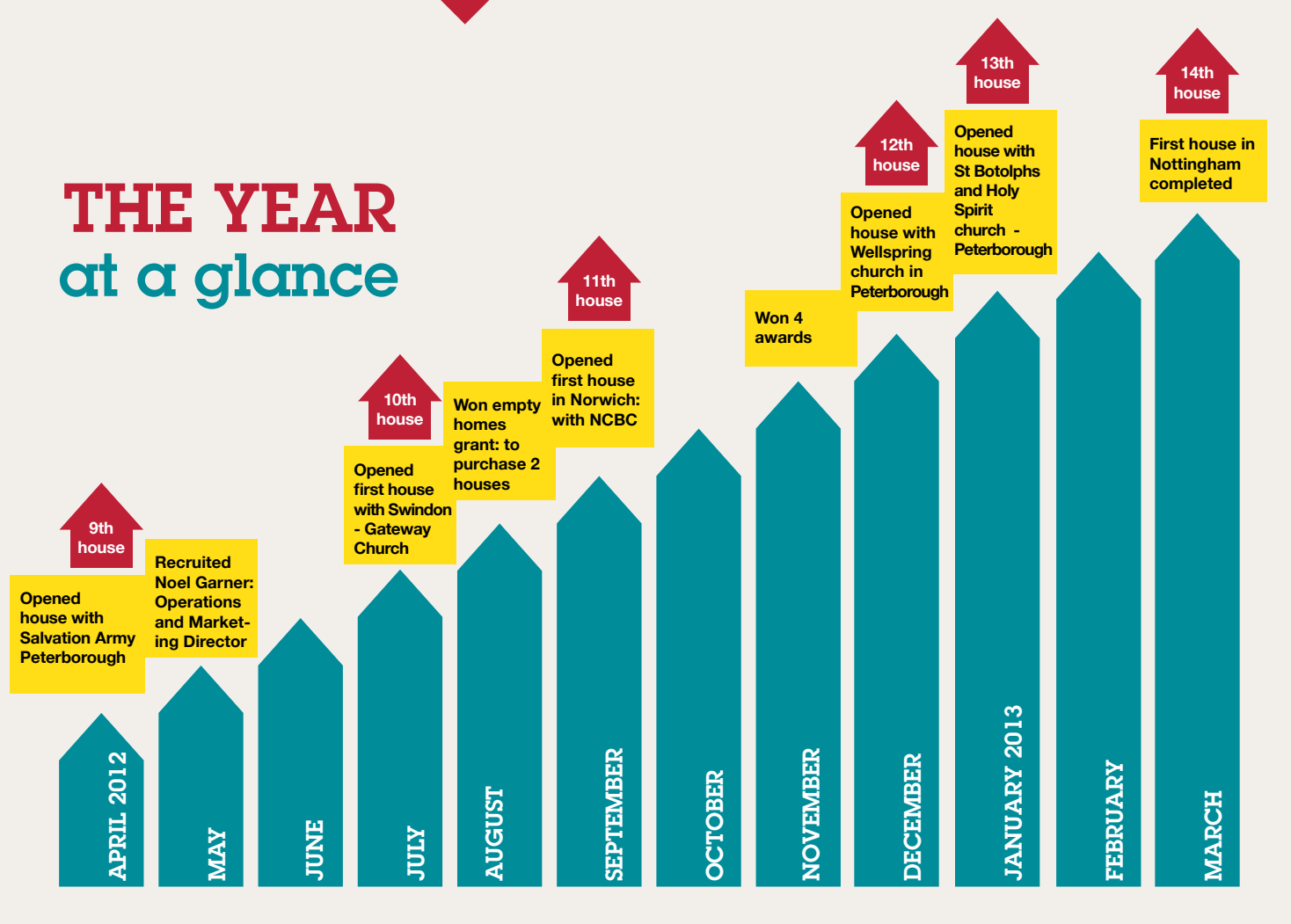


“ Hope Into Action enabled me to get back on my feet ”
 Tenant

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THE YEAR at a glance



Vision

Every Church, with excellence, supporting one house for at least two vulnerable adults.

One house, per church, per community.

Our 10 year Aim:

To be serving in 20 towns by 2020.

How we will get there:

By achieving our mission:

“ To mobilise, unite and unleash the latent Christian prayer, skills, time, capital and resources to alleviate poverty and tackle injustice. ”

People coming off the streets or out of an institution, a prison, a hostel, a rehab centre often find the transition back into mainstream society very difficult. We believe the church is uniquely poised to provide brilliant support to this area of need.

What we do:

Hope into Action works in partnership with churches to provide a house and vital support to the homeless and people in a vulnerable situation.

How do we do it:

Churches who have a heart to serve the marginalised in an effective, long-term, relational way get in touch with us.

- We use investment capital to purchase a home near to the church.
- The church provides a 'befriending and support group' to support the house.
- We train the 'befriending and support group.'
- Our professional project workers work with the 'befriending and support group' to assess suitable tenants for the house.
- The 'befriending and support group' provide community, mentoring, coaching, friendship, love, prayer and support to the tenants.
- We work in partnership with the group and do a lot of the hard work such as: tenancies, housing regulations, benefits, liaising with other agencies etc.
- When the tenant is ready and has the skills we move them on into their own accommodation.

About us:

Hope into Action was begun by people who believe that the local church can have a vital role to play in helping the homeless and those in a vulnerable situation. Hope into Action provides a relational, holistic approach that, in partnership with the church, helps people transition into a local community.

The need was clear then and is clearer still now:

As budget cuts are made to public services and projects, the number and needs of the homeless will increase while services to them are reduced. Now is the moment for churches to respond.

“Housing Justice” statistics (June 2013)

- 2,300 – 7,500 Rough sleepers in the UK
- 53,000 + Households in Temporary Accommodation
- 400,000+ Hidden homeless people
- 1.84m Households on Local Authority waiting lists
- Providing a home to a prisoner on release reduces their chances of re-offending by 32%

Comments from the Chair Gavin Bateman

The Hope into Action story has been such an incredible one and the privilege of seeing lives changed for the better shows no signs of abating. The visit by the Rt Hon Iain Duncan Smith MP, Secretary of State for the DWP, along with the local Peterborough MP Stewart Jackson, demonstrated that what started here in Peterborough with one house and two clients is now ready for national attention and development. That is why we are exploring models to roll out this essential Hope into Action work across the UK, and this is now a key priority for us as Trustees.

We have had such amazing testimonies back from the team about tenants, coming off methadone, turning away from crime, building trusting relationships, as well as finding peace and purpose in their lives. For all that we thank God, just as we look to His guidance when things do not go so well. But, always at the centre of everything we do are the people, the homeless, those in prison, or simply those lost and we continue to answer the call to serve them through enabling churches.

We continue to add to the talented staff team, but I am constantly surprised by what they achieve with so few people. It is a real credit to the way they work together driven by a passion and energy for what they are doing. Our volunteers are the engine that makes it work, whether directly for the charity or as part of our wonderful church partners, their dedication and perseverance is an inspiration to me personally and others too.

I want to add my thanks to all those that have partnered with us this year and previously, and end with a call on us all to go again for 2013/14, to push for new towns and new churches. We want to push for new investors from across the country that can release their capital to be used for higher purposes, enabling churches to home the homeless. There is still much to do.

Comments from the Executive Director Ed Walker

To work at Hope into Action is to journey with our tenants. Every week we have different stories – ups and downs; good and bad; we rejoice with one and commiserate with another. Church volunteers share every high and low. These volunteers have chosen to give up their time to befriend, mentor, and help the men and women in our houses.

Sometimes I feel a sense of responsibility for the church volunteers – when a tenant falls prey to a temptation, suffers through a tragic event, makes a poor decision or struggles to engage – I feel bad that church volunteers have to experience these downs. But then I remember that is exactly where we believe Christians should be: the hands and feet of a loving God who has a heart for the marginalised; He calls us into the edge of society and we meet Christ, sometimes the suffering Christ, there.

We believe it is through the security of a home and journeying with people that real transformation comes. Few things give us more joy than reflecting on someone's positive journey: rejecting crime, breaking free from the hold of drugs, volunteering in the local church or community, ridding themselves of debt, getting employment. A few have also found a sense of purpose, hope, and strength from a fledgling faith. Some of my greatest moments have been shaking the hands of a relative of our tenants and seeing the gratitude in their eyes; it is the SMS messages which speak of thanks; the 'goodbye-celebrations' as someone moves on from a house; it is pausing to remember where they have come from; seeing where they are now and being excited about their future.

This, our 3rd year, has seen us win 4 awards and grow significantly. Not just in terms of houses (from 7 to 14), tenants (15 to 32); new cities - Swindon, Norwich and Nottingham; we have also written over 25 policies, a 'how to manual', improved our IT and finance software, brought in systems to monitor our houses; recruited more staff and improved our training for church volunteers. Much of this has been about strengthening our foundations to provide greater robustness, quality and support for the future.

Financially - I stand amazed that starting in the middle of a major recession, we have been able to support our staff growth and raised investments for houses. I am deeply grateful for every grant and for everyone who has donated or invested and see God's hand of provision in each penny raised.

So enjoy the read and be encouraged by what the churches in Peterborough, Cambridge, Norwich, Nottingham and Swindon have been doing. For me personally it has been an unbelievably exciting, faith-expanding and fabulous story. My thanks to the Trustees, the staff, the church volunteers, the investors and the donors all of whom have been moved in some way to help. It has needed every one of you to make it happen. Thank you.

Special events

The visit of Rt Hon Iain Duncan Smith and Stewart Jackson MP for Peterborough.

On Friday 14th September the Rt Hon Iain Duncan Smith and Stewart Jackson MP for Peterborough visited Bretton Baptist – the church where Hope into Action was born. We and the Pastor Dave Whitlock were able to explain what we do and advocate on behalf of our tenants. One of our advocacy points regarding benefits has been accepted.



Awards

We never imagined or set-out to win any awards; nevertheless we are delighted, bemused and encouraged to have received several this year. Bemused because we feel that we have scarcely got going with the vision, but encouraged that other influential bodies believe that Hope into Action is on the right track.

We won the following awards in November 2012:

The EA Serve Award for the most inspiring project in the 2012 Inspire Awards, organised and hosted by Inspire magazine at the Palace of Westminster. We were nominated by someone independently, and then awarded winner.



Trustees Andy Lanning and Ed Walker collecting the Inspire Award in the Houses of Parliament from Russ Bravo from Inspire Magazine.

“The Government values the contribution that Hope into Action makes towards helping vulnerable adults regain their place in the community. It's all part of the 'Big Society' and I wish them continuing success in the future.”

Iain Duncan Smith

Living Well Trust Community Leader award: We were awarded the Community Leader award from Living Well Trust. This again was a national competition.



Mustard Seed Award: Sponsored by Premier Radio and the Christian Initiative Trust – there were 200 applicants from across the country and awards were given to the most innovative project. We came second.

Peterborough Business Awards:

Sponsored by Rawlinsons, and competing against many voluntary sector organisations from across Peterborough – we were runners-up in the Not for Profit section.



About Us This Year

We have developed and worked on **OUR CORE ETHOS** this year and in this report are highlighting some of those. One highly important **PART OF OUR ETHOS** and mission is the church.



ETHOS STATEMENT

Every house must be opened in partnership with a church.

We see our mission as being to help the homeless but also enabling churches and church members to live out their faith by engaging with the vulnerable. Success to us is when tenants in our houses form genuine relationships with, and feel loved by, people from the churches. We believe that when this happens real change will occur in their lives.

This year we have entered into new formal partnerships with the following churches:

Norwich Central Baptist Church: It is a real pleasure to open our first house with NCBC. They are using a manse they own to support women coming out of Hebron House - a drug and alcohol rehabilitation centre. So far we have supported 3 women in that house.

St Saviours Church Nottingham: It has been a great joy to get to know Dave and Caroline Hammond the leaders at St Saviours. One of their members has bought a house and their church has been trained with the house opening in May 2013.

Gateway Church Swindon: This church has developed 2 houses in Swindon to house vulnerable adults. We have supported them from a legal and administrative stand-point.

In Peterborough we have also opened houses in partnership with:

Salvation Army, Wellspring Community Church, St Botolphs and Holy Spirit Church Bretton.

“Partnering with Hope Into Action has helped us as at Wellspring to offer our tenants support and love in tangible, practical and down-to-earth ways. HIA’s expertise and professionalism combines with our desire to share the love of Jesus in word and deed. The result is a ministry of significant impact, which both values the individuals we serve and exalts God. This is a great work!”

Dave Ashton: Pastor at Wellspring Community Church

Training

We have trained 41 church members in how to coach vulnerable adults from across the aforementioned churches. This is an accredited training course and each trainee gets a certificate.

We have also spoken at over 15 churches, many of whom have encouraged us with prayer and financial support.

Thanksgiving service



Darrell Tunningley, ex-drug dealer, ex-prisoner and now pastor – spoke at the service.

ETHOS STATEMENT

We aim to honour God through the excellence of our work.

We have worked hard this year to improve our quality at Hope into Action – learning through every event, good and bad; developing systems, expanding our staff team.

Policies

We have developed over 25 policies this year; these policies cover everything from rent arrears to abandonment. We have also written the first draft of a ‘how to’ manual, both of these will enable us to support future growth.

Marketing

We have further developed our website, mailing list, leaflets, brochures and social media content.



Finance software

We have bought a new software system to manage our houses. It syncs with our Sage software systems and enables us to manage the intricacies of house management more professionally.

Expanding our Staff Team

Jenny Rayner joined us as a female project worker. She comes with many years experience in fostering and supported housing and brings an energy, compassion and wisdom to the Peterborough team.

Noel Garner has added vital management support to the organisation and has improved the quality of our operational and marketing work: improving our software, house maintenance, legal documents, marketing material, policies and taking the line management for our Cambridge operation.

Denise Wells has headed up our Norwich operation; starting with us in July 2012. She comes with a background of working with those inside and on release from prisons as well as working with rape victims and sex-workers.

Anna Allen Anna has been our part-time co-ordinator in Nottingham. Anna brings experience as an Occupational Therapist and is currently finishing off a doctorate in social enterprise and occupational therapy.

Phil Allen Formerly an IT specialist – is leading on the operations of our work in Nottingham as well as running much of our IT support.

Jenny Brooks worked for us in Cambridge but is moving down to Surrey. She is replaced by **Amanda Harris** who has experience of working, amongst other things, in family support to prisoners.

Sarah Vassiliades has joined as our finance administrator to complement our volunteers, Liz and Leah. Together they provide vital back-up in administration and finance.



ETHOS STATEMENT

Rents: We believe that in order to serve our tenants, rents must be affordable.

The reason for this is that we want to encourage tenants, where appropriate, to find work. We will not maximise our rents at the cost of tenants finding work. Our financial objectives, therefore, will never obstruct us from achieving our charitable objectives.

We trust in God’s provision for the charity and see rent as a contributor to our income, not the sole source.

In reality this means setting rent at an affordable price.

Equally when tenants find work we sit down with them and budget to ensure they can still afford to live in our houses.

SINCE THE INCEPTION OF
HOPE INTO ACTION
 OVER **£1,000,000**
 OF INVESTMENT CAPITAL
 HAS BEEN RAISED

Sharing our Equity will result in a more equitable society:

Since the inception of Hope into Action, over £1,000,000 of investment capital has been raised to purchase or provide homes to the 'poor wanderer.' Hope into Action then leases the house for five years and gives the investor a reasonable rent. We see this as a 21st century way to replicate the example of the early Christian disciples who 'shared everything they had....so there was no needy amongst them.' We are truly grateful to every couple and church that has invested.

In a society that often struggles to link its values to its money, we love the idea that people can now make a sound investment and serve some of the poorest in their community, in one stroke. We see millions more investment capital that we would love to use in this way.



The second Norwich Hope Into Action house being refurbished

“I'm slowly learning what it means to share with those in need and am delighted that HiA is impressing and encouraging me “into Action” in order to bring “Hope” to those in need.

Money tied up in savings, pensions and personal property could, and can, be released and shared for Kingdom focused outcomes. Not necessarily “giving” this wealth away - but “sharing” with those in need - one day my investment can be returned to me - for me to use for my family or pension income or perhaps for further sharing.

The return on my investment is lives impacted - I can't think of a better return on investment!

Quote from investor

ETHOS STATEMENT

Housing: We believe in providing quality homes.

We believe in the dignity of all our tenants. We believe Christ came that they may have life and have it in abundance. We want to demonstrate that in the way we care for our tenants and in the quality we give them.

Everyone cares for that which they value. We give our tenants a quality home and trust them to care for it. In so doing we are showing them our respect, which is almost always returned. The deliberate damage caused to our houses by our tenants has been negligible.

For us, appropriate quality means: excellent finish to the kitchen, very good appliances, good finish in the painting, top quality house alarms, gas and electrical certificates and appropriate space.

Focus on Norwich

First manse used by Hope Into Action:

This year we opened our first house in Norwich in partnership with Norwich Central Baptist Church (NCBC). It is the first time a church has used an existing asset to provide a home to the vulnerable coming out of a drug rehabilitation centre (Hebron House). NCBC own a Baptist manse, which they were renting on the open market. Now they are still renting it out but to women coming out of a rehab centre. They still earn an income on the house that Hope into Action manages for them. This is a great way for a church to steward its resources wisely whilst also serving the poor.

James East, the Minister at NCBC, said the following:

“For a few years, Chapel House had being rented out privately, simply to provide funds for other Christian ministry. This was fine as far as it went, but our heart's desire was to see it being used for Christian ministry. At the same time we were asking whether there was more we could do to support the great work of Hebron House. It became clear that God was leading us down a certain path - we had a resource that could be used in Christian ministry; Hebron had a vision for 'move-on' accommodation that required a property and Hope into Action had expertise to help make it all happen.”

The project has gone well and has so far housed three women who have come out of the Hebron House.

Since opening the first house we have had 3 more churches and 3 investors come forward. These 3 houses will open in the latter part of 2013.

“I was extremely impressed with HiA's passion to bring Hope to those in need. Being “impressed” though is not enough - personal action is required!

Over a number of months I have been challenged that we are called to share our wealth with those in need.

The work in Norwich is an amazing initiative with some great leadership that develops partnership between gifted groups of people. As an investor in the property I'm partnering with a local church and HiA to make a difference to the lives of young teenage girls who need accommodation, care, mentoring and love.

One of the Norwich investors



“Mentoring has not been what I expected. I thought it would be fairly easy - optimistic meetings, setting goals, reaching them and looking to the next thing. Instead, it has been somewhat chaotic, sometimes tenants wanting lots of attention, sometimes radio silence. I have had to bring my expectations into line with what is actually needed. These women have been through things I can't even imagine, and 'progress' for them might be as simple as organising a TV licence, putting in an application for a 1-day-a-week volunteering job or cooking dinner by themselves. Small steps, taking each day as it comes; we mentors are there to support them with each step.”

Quote from one of the Norwich volunteers

“We have benefited from the expertise provided by HIA. They have helped equip people in the church to relate to and support those who are seeking to live their lives in a different way. In all our dealings, HIA have been both professional and compassionate in helping us to impact the community in a positive way.”

Mark Fairwether-Tall - Minister at NCBC



One tenant helps another



Church volunteers help to furnish a house

Tenants, Outcomes, Case Studies

ETHOS STATEMENT

We believe in 'holistic outreach'.

When we meet a tenant we see three things:

- Their immediate need (their poverty)
- The things which got them there (the things which make them captive/oppress them). This may be their decisions, their upbringing, their moral code, their addiction, their education, their peer group etc
- We recognise also we are all spiritual beings, made in the image of God.

ETHOS STATEMENT

We treat people equally irrespective of their sexuality, faith, ethnicity.

We believe Christ died for all humans. We treat people absolutely equally irrespective of their sexuality, race, belief system etc. We will never turn someone down on the basis of their sexuality, race or belief system. We will never force or coerce our beliefs on anyone or make it a condition for their tenancy or our support.



Case Study

From Peterborough

Phillipe was living in a tent before he entered one of our houses. He has a background in hard drugs. He wrote the following before leaving our house and going for a bike ride round Britain:

7th February 2013 was the last time I took Methadone, which ended a long and sometimes dark relationship with hard drugs. This journey will help to completely cleanse me in body, mind and spirit; it's part of me getting, and remaining, clean and getting away from temptation.

As part of my spiritual journey I find a lot of peace in the great outdoors, being on my own will allow me to reflect and find myself. I just need to get away from prescription drugs like Methadone, and other drug users who try to tempt me. I want to find time to come into contact with God. I would like to find my real purpose in life, to find out who I am.

“I would like to find my real purpose in life, to find out who I am.”

Phillipe Marshall

Our aim is to see lives transformed, people healed and broken relationships restored

Outcome	% since we began	% in the past yr (37 clients)	Comment	Quote
Have maintained their tenancy	76%	97%	For some this is a major achievement. We measure this as maintaining a tenancy for more than 6 months or moved on positively.	"Finding a home means I feel I can get a job."
Have abstained from crime	78%	94%	We have not included in here one tenant who was convicted of stealing a bike because he received no punishment as the court recognized the otherwise excellent progress he had made. Of our 37 tenants this year 13 have previously served time in a prison – of those one has been convicted of a criminal offence.	"A couple of times, when I was feeling down, I have wanted to go back on 'a job.' I know I could earn so much more money that way. But I phoned up my mentor from the church, had a good moan, and then when I put down the phone I was ok again."
Have volunteered	24%	39%	This has included in the local church, with drug agencies, in a charity shop	"I like helping others, especially those who have been through a similar path to me."
Have got Employment, Education, Training (EET)	16%	22%	This has included a 6 week course in painting and decorating, as well as part time work. Many of our other tenants have applied, unsuccessfully for many jobs.	"Finding work has made me feel so much better about myself. Since finding a home things have really begun turning around for me."
Have improved family relations	64%	83%	This outcome was not initially anticipated. We have, however, realised that relations with nuclear family is essential for a sense of emotional well-being. We have had some of our tenants put back in their parents' Will, spend their first Christmas with family for more than a decade and much more. We pray for 'complete healing' for our tenants and this is essential to that.	"Being with my family again after about 10 years was the best Christmas ever."
Have not abused alcohol or drugs	73%	89%	Of our 37 tenants this year 17 have a history of misusing hard drugs or alcohol. 2 have misused drugs in a serious way since joining us.	"I feel so much freer, I find my hearing and my senses have improved so much. I just feel much more alive."

Financial Statements

Statement of financial activities account including income and expenditure account

As at 31 March 2013

	2013	2012	
	£	£	£
Fixed assets			
Tangible assets		Houses owned by Hope Into Action 293,187	109,627
Current assets			
Debtors	33,161	-	
Cash at bank and in hand	99,866	57,918	
	133,027	57,918	
Creditors: amounts falling due within one year	(20,778)	(2,155)	
Net current assets		112,249	55,763
Total Assets less Current Liabilities		405,436	165,390
Income funds			
Restricted funds		121,389	90,857
Unrestricted funds:			
Designated funds		222,538	37,355
Other charitable funds		61,509	37,178
		405,436	165,390

Respective responsibilities of Trustees and examiner

The Trustees, who are also the directors of Hope Into Action: East of England for the purposes of company law, are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011, the 2011 Act, and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - (ii) to prepare accounts which accord with the accounting records, comply with the accounting requirements of 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

M A Jackson FCA
Rawlinsons
Ruthlyn House
90 Lincoln Road
Peterborough
PE1 2SP

Dated: 31 July 2013

Balance Sheet

for the year ended 31 March 2013

	Unrestricted funds	Designated funds	Restricted funds	Total 2013	Total 2012
	£	£	£	£	£
Incoming resources from generated funds			Mostly grants for buying empty homes		
Donations and legacies	68,070	-	269,038	337,108	206,978
Investment income	221	-	-	221	93
	68,291	-	269,038	337,329	207,071
Incoming resources from charitable activities	Rental Income 83,684	-	-	83,684	34,403
Total incoming resources	151,975	-	269,038	421,013	241,474
Resources expended					
Costs of generating funds					
Costs of generating donations and legacies	150	-	-	150	393
Net incoming resources available	151,825	-	269,038	420,863	241,081
Charitable activities			Cost of running, purchasing and renovating houses		
Provision of housing	123,512	1,726	54,067	179,305	153,300
Governance costs	3,982	-	(2,470)	1,512	1,440
Total resources expended	127,644	1,726	51,597	180,967	155,133
Net incoming/(outgoing) resources before transfers	24,331	(1,726)	217,441	240,046	86,341
Gross transfers between funds	-	186,909	(186,909)	-	-
Net income for the year/ Net movement in funds	24,331	185,183	30,532	240,046	86,341
Fund balances at 1 April 2012	37,178	37,355	90,857	165,390	79,049
Fund balances at 31 March 2013	61,509	222,538	121,389	405,436	165,390

The surplus in our bank which complies with our policy of having 3-5 months running costs in reserve

Governance and Management

Hope into Action is registered as a Limited Company and as a Charity Limited by Guarantee. The charity was registered on 31st August 2010. It has also established, with Yvonne Emery and Ed Walker as Directors, a not-for-profit company (Kayak Properties) which serves to own and let property.

The charity is governed by the Memorandum and Articles of Association. Taken together these documents set out the formal structure and organisation of the Charity, how it generally manages its affairs and how it will comply with the requirements of the Companies Act 1985 as a Company Limited by Guarantee.

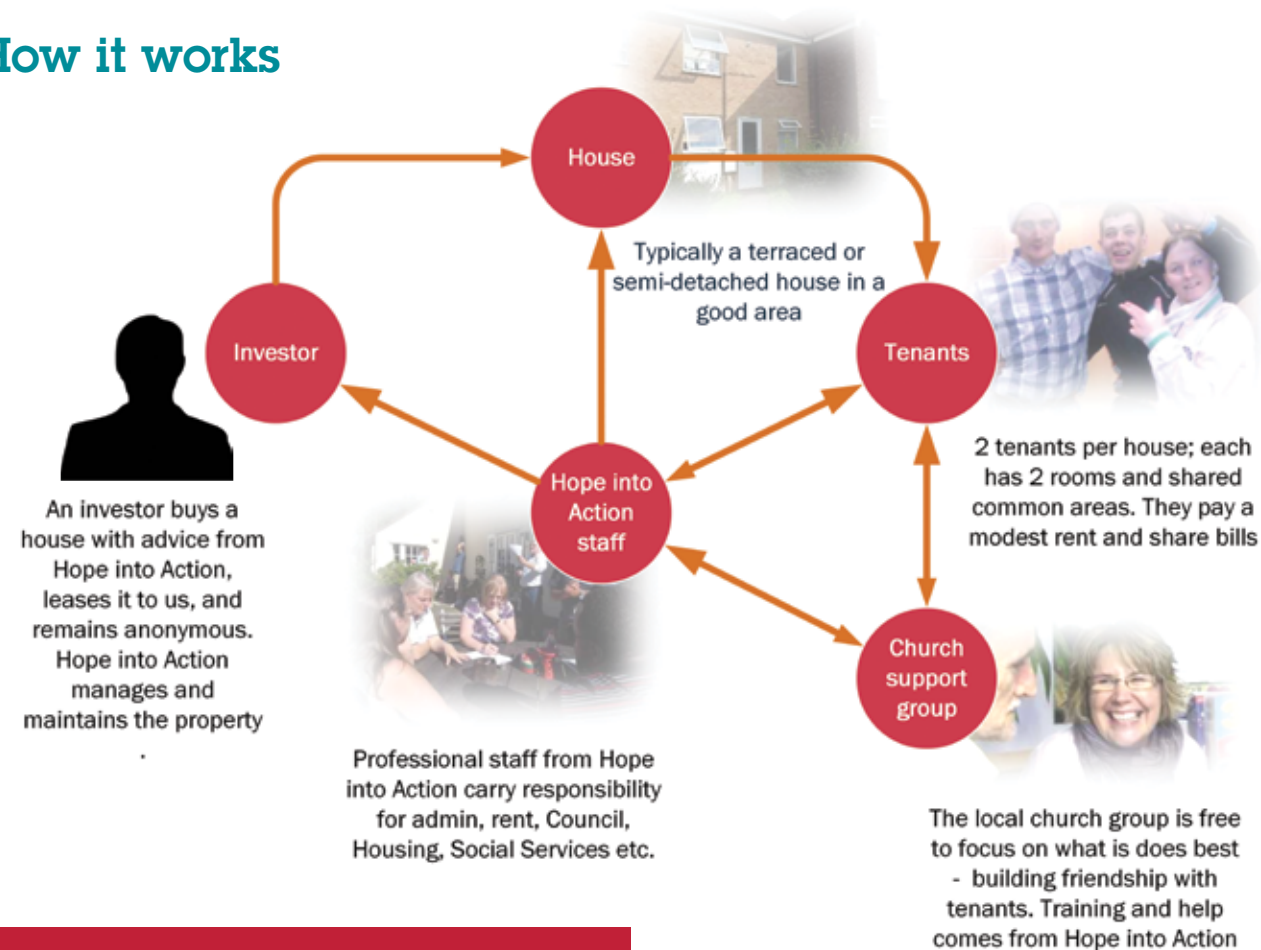
Accountants

Rawlinsons
Ruthlyn House
90 Lincoln Road
Peterborough
PE1 2SP

Bankers

The Co-operative Bank
1 Balloon Street,
Manchester
M60 4EP

How it works



“ My mum... has not given me the best start, has she? I know I made loads of mistakes, not saying I ain't, but at least I hold my hands up.... Thank you for giving me the tools to change my future and thank you for not giving up on me. I know I'm hard work sometimes but really I do just want a life with my partner and no drugs. You have given me the home, now it's my turn to shine, and I will. ”

Client (ex-tenant)

“ Evening my friend just wanted to say thank you for everything you done for me in the last 2 yrs, if not for you and HIA I wouldn't be on my feet today and would still be living in a slum - so thank you. ”

From a tenant, in a text message to one of our project workers

“ The Hope into Action team are a great team who are always just a phone call or an email message away. We know we can call on them for help and support any time. ”

Church volunteer

“ I have never met any other ex-prisoners talk so enthusiastically about a project as XXXX did about Hope into Action. ”

Probation Officer

Trustees



Gavin Bateman

Gavin is the Chair of the Trustees, an ex-Wing Commander in the Royal Air Force holds an MA in International Relations and an MBA from Cranfield University. He is an excellent leader, administrator and mentor to all those involved in Hope into Action.

Gavin is currently working as a management consultant (on a £100 million project) with comprehensive experience of project and programme management and helping an NHS Foundation Trust deliver increased benefits across its investment portfolio. Gavin brings order and aids the governance of Hope into Action having had previous experience of setting up and managing Charities. As a Trustee, his aim is to ensure we serve the most vulnerable and marginalised in our society. Gavin places the local Church at the heart of social action and serving the poor.

As someone who has lived in and around Peterborough since 1998, he has a real heart for the city and surrounding area.



Ed Walker

Ed is the Founder and Executive Director of Hope into Action. Until September 2011 he was Director of Client Services at the YMCA Cambridgeshire and Peterborough. He brings a knowledge of the voluntary sector, homeless issues and fundraising. Ed's background in Disaster Relief with Tearfund brings a fresh perspective to what the Church in the UK can really achieve. Ed's book "A Scorched Earth", available on Amazon, looks at this in further detail.



Yvonne Emery BA (Hons) Chartered MCIPD

Yvonne is a professional property developer and an experienced coach; formerly she was senior HR Manager with Budget Insurance Services. Yvonne now runs her own business purchasing, investing in, renovating, coaching and letting property.



Andy Lanning

Andy was twenty years in the RAF in Supply/Logistics before leaving to train for the Christian Ministry. Post graduation, Andy has thirteen years of full-time pastoral experience in leading Churches with a particular emphasis and experience of facilitating practical projects and ministries where Churches can work together. Also a trained counsellor, for the past six years Andy has been a Prison Chaplain with experience of dealing with offenders. He brings to Hope into Action a network of contacts amongst the local Churches.



Gavin Howard

Gavin lives in Cambridge with his wife and two small children. He runs a social action charity in the city and is passionate about enabling the Church to serve those in need.

Thank you to all our partners

Churches:

- Bretton Baptist Church, Peterborough
- Open Door Church, Peterborough
- City Church, Peterborough
- Salvation Army, Peterborough
- Holy Spirit Church, Bretton, Peterborough
- St Botolph's, Longthorpe, Peterborough
- Emmanuel and St John, Werrington, Peterborough
- Kingsgate, Peterborough
- Wellspring Community Church Peterborough
- Cambridge Community Church, Cambridge
- Norwich Central Baptist Church
- St Saviour's Nottingham
- Gateway Church, Swindon

Individual givers:

You are too many to mention by name, but we are grateful for every penny given.

Our investors:

Whilst we cannot name you in person we want to thank you for investing to help the homeless.

Our donors:

Peterborough CC – IOM team
HMP Peterborough
Porticus Fund
Big Lottery
Cross Pollinate
UNLTD
Laing
Tearfund & Cinnamon Network – Social Action Fund
F G Charitable Trust
Haberdashers
Network Peterborough
Christian Initiative Trust

Empty Homes Fund
Lloyds TSB
Aidan Trust
Big Lottery
Church Urban Fund
Social Investment Business
Sir Halley Stewart Fund
Roger Vere Foundation
N Kenyon Charitable Trust.

Accountants:

M A Jackson FCA
Rawlinsons
Ruthlyn House
90 Lincoln Road
Peterborough
PE1 2SP

Bankers:

Co-operative Bank
PO Box 250
Skelmersdale
WN8 6WT

IT support:

Boldfield Ltd.

Marketing support and design:

Lovely Cuppa
Milk Media

Landlord:

Charis Grants Ltd

Solicitor:

Irena Spence and Co Lawyers
Mount Pleasant House
Huntingdon Road
Cambridge
CB3 0AJ



Enabling churches to house the homeless



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