

The background of the entire page is a photograph of a family. A man in a blue sweater is smiling and holding a baby. The baby is wearing a striped shirt and denim overalls. A woman with blonde hair is partially visible on the right side of the frame, looking towards the baby.

Just Getting Started.

Inspiring Housing Community Land Trust

Annual Report 2023- 24

Who we are

Inspiring Housing Community Land Trust is a subsidiary of Inspiring Communities Together registered as a non-charitable community benefit society

What is a community benefit society?	What is community led housing
A community benefit society is a legal form for organisations that wish to operate on a not for profit basis for purposes that benefit the community as a whole	Community led housing has five main features: <ul style="list-style-type: none">• Small scale Set up and run by local people in their own communities• Provide genuinely affordable homes for rent, shared ownership or sale• Meet long term housing needs• Not for profit,• Involving considerable voluntary effort

Our vision: To provide housing, creating a place where everyone feels they belong

Our mission: To provide and manage housing (including social housing) along-side offering assistance to help house people

Our values:

- To be accountable and representative of the local community
- To be innovative and provide value for money
- To value all volunteers, staff and members of the organisation

Our aims and objectives

Aims:

- Provide genuinely and permanently affordable homes
- Address the housing gap – supporting people whose needs are not currently met
- Supporting people to live in homes more suited for their requirements

Objectives:

- Create social cohesion and resilient communities
- Reduce reliance on public services
- Ensure sustainability



Message from the Chair



This is our first annual report and six years since we started the journey to becoming a provider of quality homes for local people.

Whilst at times it feels like we have moved very little since the first conversations at Inspiring Communities Together Board meeting to where we are today, however there is much to celebrate. We now have a much better understanding of who we are and where we hope to get to including

- **Become a Registered Social Landlord (RSL).** At the start of this process we had no knowledge of what this meant but through support from a number of partners we are now in a much better position and have come a long way in achieving this.
- **Securing finance to achieve our vision to purchase quality properties.** At times the numbers associated with this can seem daunting but again through the process of identifying what we need and when we are in a much stronger position to secure our first new homes in 2024-25.
- **Developing our governance.** We now have a strong board who has met regularly and started to develop the governance need to support the business and compliance of Inspiring Housing CLT. At times I am sure it feels frustrating and as if nothing is happening between meetings but the agreement of the Business Plan, Policies and Procedures and the Strategic Plan go along way to meeting the requirements to becoming and RSL and are as important as the financial modelling.

Whilst we have not achieved every task we set ourselves in our Strategic plan for 2023-2024 we have achieved a lot.

We now need to look to the future and start to plan for becoming a Register Social Landlord and supporting our first tenants as we take on management of our own properties.

A special thank you to those who have given their time to join the Board, our partners who have worked with us during this year to help us achieve what we have. A special mention to



Locality for the support they have provided



Leeds Community Homes

Leeds Community Homes for helping with our second bid to become and RSL



GM Housing Hub for continuing to be there when we need some support

Salford City Council

Salford city Council and Salix Homes For their continued commitment to support our aspirations by providing access to quality homes for us to manage



Mike Duddy

Our Journey so far.

2018 - Secured Homes England funding to develop a community led housing model

2018 - CEO selected to serve on GM strategic Housing Partnership as Vol Sector rep

2019 - Established a memorandum of understanding between Inspiring Communities Together and Salford City Council to develop community led housing on St Luke site (24 units)

2020- Registered as community Land Trust - Inspiring Housing CLT

2019 - Place allocated on Inspiring Communities Together Board for Seedley and Langworthy Trust as part of the merger

2019 - Established a memorandum of understanding between Inspiring Communities Together and Salix Homes to secure homes on Kara Street - development (5 units)

2020 - five properties transfer from Seedley and Langworthy Trust to Inspiring Housing CLT

2021 - Failed preliminary application to become a Registered Social Landlord

2021 - New application submitted to become Registered Social landlord approved (Nov 2021)

2023- 2024 - Working on securing finance to take the model forward

2023- 2024 - Working on securing RSL status

2022- 2023 - Enhanced board and focus on producing all the paperwork required to become RSL

2023 - 2024 Developed five year business plan and Strategic plan

Our Strategic Plan – January 2024 – January 2025

Inspiring Housing Community Land Trust will	
Enable the organisation to operate at a high level Developing and maintaining a well led and run community led housing model. Focusing on people and places	Enable the development of sustainable homes and places Building quality homes that meet both the needs and aspirations of local people
Ensure achieving good Financial management Establishing and maintaining an excellent financially sustainable business model	Ensure the organisation is meeting their governance requirements The Board meets its legal and financial responsibilities and ensuring it regularly reviews its capabilities
Social Value impact – Consider the impact on individuals wellbeing, or quality of life and the benefits our work brings to both individuals and the communities we work in	

Theme one - Enable the organisation to operate at a high level

In year one we set ourselves six key targets to achieve. To date we have achieved two of these targets

- Raised profile through website development
- Developed a service specification for support purchased from Inspiring Communities Together

Theme two - Enable the development of sustainable homes and places

In year one we set ourselves seven key targets to achieve. To date we have achieved three of these targets

- Selling three older properties owned by IHCLT to support purchase of new homes – support current tenants to find new homes
- Maintain role on committee structures at both GM and Salford level
- Developed a policy statement expressing commitment to reducing CO2 emissions both operational and embodied

Theme three - Ensure achieving good Financial management

In year one we set ourselves five key targets to achieve. To date we have achieved one of these targets and are a long way to achieving a further two targets

- Complete sale of three properties currently owned by ICHLT
- Ensure financial model in place – required by regulator to secure RSL status (working towards)
- Secure funding to purchase St Lukes and Kara Street properties (working towards)

Theme four - Ensure the organisation is meeting their governance requirements

In year one we set ourselves three key targets to achieve. To date we have achieved all of these targets

- Developed and implement a Board Training plan
- Completed a skills audit to identify gaps
- Reviewed our code of conduct – ensuring compliance

What we have spent and earned

Income	
Unrestricted Income	£36,819
Repairs and maintenance	-£9,639
Organisational costs	-£1,942
Total operating Income	£4,986

What we plan to do 2024 – 2025

- Achieve our aspirations to become a Registered Social Landlord
- Secure the five properties from Salix Homes
- Issue a share option to raise funds to enable us to purchase the St Lukes properties from Salford city Council
- Deliver on our key themes within our Strategic Plan



Special Thanks to our Board



Mike Duddy
Chair



James Kariuki
Director



Ruth Potts
Secretary



Charles Butterwick
Director



Mark Hammond
Director



Andrew Clark
Director



Antony Jones
Director

Staff – current staff cover by Inspiring Communities Together



Bernadette Elder
Acting CEO





Contact Details

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