

ASSESSMENT CATEGORY: Bridging Divides - Connecting the Capital**Yarrow Housing Ltd****Adv: Kate Moralee****Amount requested: £93,577****Base: Hammersmith & Fulham****Benefit: London-wide****Amount recommended: £94,000****The Applicant**

Yarrow Housing Limited (YHL) was established as an industrial and provident society in 1988. YHL works with people with learning disabilities and those with an acquired brain injury, across 4 London boroughs. It provides housing, care and support, with the aim of increasing the independence of service users and giving them more choice and control over their lives.

The Application

YHL is requesting continuation funding for its Open Doors project to increase opportunities for people with learning difficulties to participate in a wide range of activities. YHL is proposing to extend the project into new boroughs, introducing new ways of working by training people with a learning disability to become assistant coordinators and developing an accessible website to increase awareness and access to the service.

The Recommendation

YHL has a strong track record of working with people with learning disabilities, taking a person-centred approach, to enhance quality of life, strengthen independence and support individuals to thrive. Yarrow is highly invested in its community presence and has build long and lasting relationships with key stakeholders in each of the communities where it works. It adopts a co-production approach to share power and design, planning and delivering support together. This proposal meets your Connecting the Capital programme area namely your Arts, sports, health and/or well-being projects for Deaf and disabled people priority area. Full funding recommended:

£94,000 over two further and final years (£49,000, £45,000) towards the salary of a coordnator and associated costs, venue hire and development of a website with year 2 grant award conditional on sustainable levels of free reserves being held.

Funding History

Meeting Date	Decision
28/01/2016	£103,750 over three years (£33,250, £34,350, £36,150) towards the salary of a full-time Volunteer Co-ordinator, together with the associated project running costs.

Background and detail of proposal

People with learning difficulties have a shorter life span dying 15 to 20 years younger than the "average" person. This project to date has increased access to physical activities and arts resulting in improved physical and mental wellbeing of those involved. This has been demonstrated through its monitoring data and case studies

provided to date. The specific needs of people with learning disabilities require strong, long term relationships and support to access and become familiar with new opportunities. This project matches individuals with volunteers, sometimes different volunteers for different activities, to participate and access activities that most people take for granted. Some friendships between people accessing activities have developed with them meeting up to do things together.

This project fits well with other services offered by Yarrow, specifically its co-production work with people previously subject to "block contracting" through the Local Authority. Yarrow has employed a worker to support 55 people with learning difficulties supporting them to access and use personal budgets. This has resulted in developing new connections and networks, to fulfil the requirements people have identified in their personal plans. The increased networking and connections will benefit the Open Doors project.

Financial Information

Yarrow Housing is largely dependent on contract and rental income as a managing agent and care services provider for supported accommodation provider. It received a one off large legacy in 2018 which is reflected high unrestricted reserves, before deduction of fixed assets, reported that year. Yarrow Housing adopts a conservative break even budget annually, whilst consistently reviewing its pensions deficit position.

Year end as at 31st March	2018 Signed Accounts £	2019 Draft Accounts £	2020 Forecast £
Income & expenditure:			
Income	9 473 945	9 086 051	9 825 752
- % of Income confirmed as at 5/8/19	N/A	N/A	100%
Expenditure	(9 219 498)	(9 127 196)	(9 812 942)
Total surplus/(deficit)	254 447	(41 145)	12 810
Split between:			
- Restricted surplus/(deficit)	(5 419)	(45 050)	0
- Unrestricted surplus/(deficit)	259 866	3 905	12 810
	254,447	(41,145)	12,810
Cost of Raising Funds	0	0	0
- % of Income	0.0%	0.0%	0.0%
Operating expenditure (unrestricted funds)	9 121 468	8 338 452	9 812 942
Free unrestricted reserves:			
Free unrestricted reserves held at year end	(5 148)	44 114	56 924
No of months of operating expenditure	0.0	0.1	0.1
Reserves policy target	325 000	325 000	325 000
No of months of operating expenditure	0.4	0.5	0.4
Free reserves over/(under) target	(330 148)	(280 886)	(268 076)